Agenda

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

• Draft Plan Preparation:
  – Tuesday, January 5, 2021
  – Tuesday, January 12, 2021
  – Wednesday, January 20, 2021 (If needed)
  – Tuesday, January 26, 2021 (If needed)

• Final (Draft) Plan Preparation:
  – Recommended CPRC hold all Tuesdays in February

• Telephone Town Hall:
  – Tentative for early March

• Public Hearing on Final (Joint) Plan and Vote to Send Final (Joint) Plan to City Council:
  – TBD: April or May (Tentative)

Dates are subject to change
Work Plan – Recommendation

- It is recommended the CPRC reserve every Tuesday of February to meet jointly with P&Z (as needed)

CPRC Thoughts?
Work Plan – Revisions

• 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.

• Updated the tracking status for bundles recently considered by P&Z.
Discussion of Work Plan

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

- Prepare for the next meeting
  - Date: Tuesday, January 12, 2021
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
Homework Responses
CPRC Homework

- Homework emailed: Dec. 10
- CPRC provided input
- 10 CPRC members submitted homework responses
- Please see link to review all responses
CPRC Homework – Options 1 and 2

- Two options proposed by staff and consultant
- Options are meant to help address issues identified in the homework responses
- These options may be possible solutions
CPRC Homework – Option 1

1. Remove max densities from FLU Dashboards
2. Reinsert average densities on DGM
3. Combine Bundles 23/24 and include a process for DGM amendments
4. Allow revised Bundle 23/24 process to occur concurrently with zoning
CPRC Homework – Option 1

1. Remove max densities from FLU Dashboards

<table>
<thead>
<tr>
<th>BUILDING HEIGHTS</th>
<th>DENSITY</th>
<th>INTENSITY &amp; SCALE</th>
<th>OPEN SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 2 stories</td>
<td>DGM Line: 0 DUA</td>
<td>Low intensity</td>
<td>10% to 50% Passive Open Space</td>
</tr>
<tr>
<td></td>
<td>FLU Max (SF): 10 DUA</td>
<td>Extra low-rise scale</td>
<td></td>
</tr>
<tr>
<td></td>
<td>FLU Max (Other): 22 DUA</td>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>PARKING ORIENTATION</th>
<th>BLOCK PATTERN &amp; STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Res: garages with driveways</td>
<td>Gridded or curvilinear blocks</td>
</tr>
<tr>
<td>Non-res: surface lots</td>
<td>Traditional Residential streetscape</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIMODAL ACCESS</th>
<th>AUTOMOBILES</th>
<th>TRANSIT</th>
<th>MICROMOBILITY</th>
<th>PEDESTRIANS</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH</td>
<td>HIGH</td>
<td>HIGH</td>
<td>HIGH</td>
<td>HIGH</td>
</tr>
<tr>
<td>direct access from local streets</td>
<td>served by bus on perimeter arterial streets</td>
<td>connected to trails and bike routes</td>
<td>walkable to parks and schools</td>
<td></td>
</tr>
</tbody>
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 Highlights of Option 1

• Alleviates maximum density concerns
• Emphasizes average densities of surrounding area
• Plan map amendments will be concurrent with zoning changes
  – Less burdensome
CPRC Homework – Option 2

1. Remove max densities from FLU Dashboards
2. Eliminate the DGM from the Plan and maintain as an internal tool
3. Combine Bundles 23/24 and revise to include growth and redevelopment policies for density and intensity
4. Relocate the five goals for residential development to Bundles 23/24
CPRC Homework – Option 2

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Highlights for Option 2

- Eliminates additional complexities
- Relies on stricter written policies that emphasize limited circumstances for increased density supported by the community
- Intended to make the rezoning process more selective, rather than more difficult
Polling Exercise
Polling Exercise – Setup Instructions

1. Please go to: https://tinyurl.com/cprcplano
Polling Exercise – Setup Instructions
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1. Please go to: https://tinyurl.com/cprcplano
2. Type in the Session ID: Plano21
Polling Exercise – Setup Instructions

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2. Type in the Session ID: Plano21
3. Please provide your first/last name and click “Join”
Polling Exercise – Setup Instructions

• You are ready to go!
• Please wait for the polling questions to begin
Polling Exercise

Are you an early bird or night owl??

A. Early bird

B. Night owl

C. Both

Let’s Practice!
Polling Exercise

• Questions are based off homework responses from the Committee
• Purpose is to provide direction on what changes to make for the CPRC’s consideration at the January 12th meeting
Polling Exercise

I generally like the draft plan we are working on and think it is close to receiving my vote of approval. Do you agree?

A. Yes

B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I feel the draft plan is too narrowly focused on restricting residential density. Do you agree?

A. Yes, I will not vote for the draft plan because of this

B. Yes, but I would still support the draft plan

C. No, the focus is appropriate

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I feel the draft plan is not forward-thinking enough (lacks vision). Do you agree?

A. Yes, I will not vote for the draft plan because of this

B. Yes, but I would still support the draft plan

C. No, the draft plan is forward-thinking

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I feel the draft plan places too much emphasis on redevelopment or new housing. Do you agree?

A. Yes, I will not vote for the draft plan because of this
B. Yes, but I would still support the draft plan
C. No, the emphasis is appropriate

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I feel the draft plan lacks a set of overarching guidelines. Do you agree?

A. Yes, I will not vote for the draft plan because of this

B. Yes, but I would still support the draft plan

C. No, the Guiding Principles are sufficient

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

What does high density mean to you? *may need explanation

A. Any density higher than those typical of single-family houses
B. Any density higher than those typical of townhomes
C. Any density that allows apartments (all types)
D. Any density that allows Main Street-Style, Mid-Rise, or High-Rise (higher density apartments)

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

There are areas in Plano that are appropriate for new high density housing developments. Do you agree?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

What level of support for new housing should the Plan include to get your vote?

A. New housing should not be supported.
B. New housing should be supported when the citywide ratio of single-family to multifamily is maintained or increased.
C. New housing should be supported when proposed in appropriate areas that meet citywide goals.
D. New housing should be broadly supported across the city.

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Underperforming retail shopping centers are a long-term planning issue for Plano. Do you agree?

A. Yes

B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Renovating and revitalizing commercial buildings should be the city’s most preferred strategy for improving underperforming retail shopping centers. Rezoning to allow residential uses should be the least preferred strategy. Do you agree?

A. Yes
B. No
C. No, but I would not strongly object if this were included as a policy in the plan.

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Should the city have different priorities for redevelopment of four-corner retail and retail along commercial corridors?

A. Yes, four-corner retail is a higher priority
B. Yes, retail along commercial corridors is a higher priority
C. No, both should have the same priority
D. No, neither is a priority

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Should additional housing be allowed where necessary to redevelop or revitalize commercial areas?

A. Should be encouraged if in the best interest of Plano
B. Should be considered with a high bar to prove it is beneficial/not harmful to existing residents
C. Should never be allowed

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

For NC, CC, and SA areas on the Density Guidance Map, should the map show the exact density as calculated using the average density formula?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I feel the red-yellow-green approach to the Density Guidance Map is:

A. Too restrictive and will deter potential projects and opportunities
B. Appropriate as proposed
C. Not restrictive enough (too easy to meet) to set a high bar for residential development

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

The Density Guidance Map should address building height (beyond the residential adjacency standards included in the DGM categories) in addition to density. Do you agree?

A. Yes, this is critical to get my vote
B. Yes, but it is not critical to get my vote
C. No, the residential adjacency standards as proposed are sufficient
D. No, height is not an issue

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

The plan should address commercial intensity in addition to residential density. Do you agree?

A. Yes, this is critical to get my vote
B. Yes, but it is not critical to get my vote
C. No, commercial intensity is not an issue

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Should we continue to refine the Density Guidance Map and Bundles 23 and 24 in pursuit of agreement on the plan?

A. Yes, but they should be more restrictive
B. Yes, but they need to be less restrictive
C. No, we should pursue another strategy to manage density

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I am in favor of Option 1 or Option 2 as proposed by staff and the consultants. Do you agree?

A. Yes, I prefer Option 1
B. Yes, I prefer Option 2
C. Yes, I can get behind either Option 1 or 2
D. No, I prefer the current draft plan
E. No, we need a completely new approach

Note: Due to technical difficulties, two members added their responses after the meeting.
Understanding the lack of precedence and potential risk, I would only vote for the plan if it includes some form of population or housing targets/caps. Do you agree? **note: caps and targets are different from population and housing projections, which are standard for a comprehensive plan and intended as part of this plan**

A. Yes, population or housing caps are needed
B. Yes, population or housing targets are needed
C. No, I would not support a plan with population or housing caps nor targets
D. We need more details on the potential impacts of implementing population or housing caps or targets

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Is there any purpose for which you would support increasing the population of Plano?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Are there situations where Plano should add housing to attract or retain business?

A. Yes, many situations
B. Yes, a few situations
C. No, no situations

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

The City should pursue strategies to grow our population. Do you agree?

A. Yes, strategic population growth benefits existing residents
B. Yes, other reason
C. No, growing the population harms existing residents
D. No, other reason

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I think small-lot, single-family homes have a place in Plano. Do you agree?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
I think small-scale multiunit buildings can have a place in Plano if designed and managed appropriately. Do you agree?

A. Yes

B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I support including Midtown Housing in the plan. Do you agree?

A. Yes, both Multi-unit and Single Unit
B. Yes, but only Multi-unit
C. Yes, but only Single Unit
D. No, I will not vote for the plan if it includes any Midtown Housing

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

I would support the Future Land Use Map and Dashboards as drafted today. Do you agree? (Does not include the Density Guidance Map references.)

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

The Future Land Use Dashboards should describe the existing character of the areas, not the desired character. Do you agree?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

Housing should never be appropriate in the Expressway Corridors. Do you agree?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Polling Exercise

After a year of discussion, I think there is an agreement to be reached regarding the plan. Do you agree?

A. Yes
B. No

Note: Due to technical difficulties, two members added their responses after the meeting.
Another 4 to 6 meetings will be enough time to reach agreement to send the plan to P&Z. Do you agree?

A. Yes, this is more than enough time
B. Yes, 4 to 6 meetings will be adequate
C. No, I think we’ll need substantially more time
D. No, I don’t think we’ll be able to reach agreement

Note: Due to technical difficulties, two members added their responses after the meeting.
P&Z Update – Dec. 21 Meeting

Purpose: Reviewed draft materials from the CPRC. No items were voted on by P&Z.

- Impressed by FLU Dashboards
  - “Fantastic”
- DGM
  - Confusing and complex
    - Consider ways to simplify
  - Did not like the name
Thank you
For more information, please visit www.PlanoCompPlanReview.org