

**COMPREHENSIVE PLAN REVIEW COMMITTEE  
REGULAR MEETING  
November 17, 2020**

**COMMITTEE MEMBERS PRESENT**

Doug Shockey, Chair  
Michael Bronsky, Vice Chair  
Jeff Beckley  
Jim Dillavou  
Carolyn Doyle  
Hilton Kong  
Jijie "Jack" Liu  
Yoram Solomon

**COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE**

Jaci Crawford  
Erin Dougherty  
Xinyi Gong  
Richard "Larry" Howe  
Mary Jacobs  
Michael Lin  
Sara Wilson

**COMMITTEE MEMBERS ABSENT**

Salvator La Mastra

**STAFF PRESENT**

Michael Bell, Comprehensive Planning Manager  
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**

Christina Day, Director of Planning  
Michelle D'Andrea, Deputy City Attorney  
Drew Brawner, Senior Mobility Planner  
Reza Sardari, Senior Planner  
Linette Magaña, Administrative Support Supervisor

**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, November 17, 2020, at 6:03 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Eight members were present. Six members were present via videoconference. Member La Mastra and Member Lin were absent, however Member Lin joined via videoconference at 9:58 p.m. Chair Shockey led the Committee in the Pledge of Allegiance.

## ITEMS FOR DISCUSSION

### 1) **Approval of Minutes: November 10, 2020**

Member Solomon requested the minutes for November 10, 2020, be amended to reflect that the Committee would discuss “zero, one, and two dot land uses on a future agenda,” not “one or two dot.” The Committee also acknowledged that Member La Mastra was present during the meeting via video conference but abstained from discussion and voting.

MOTION: Upon a motion made by Member Beckley and seconded by Member Solomon, the Committee voted 14-0 to approve the November 10, 2020, meeting minutes as amended by Member Solomon.

Chair Shockey moved Agenda Item 3 to the next item of business.

### 2) **Discussion and 2nd Consideration: Bundles 10/13, 17, 19, 22** – Mr. Sefko led a discussion about Bundles 10/13, 17, 19, and 22. Discussion was held and questions were asked. Chair Shockey opened the floor for discussion and comments on Bundles 10/13, 17, 19, and 22. Questions were asked and discussion was held

#### Bundles 10/13, 17, 19, and 22

MOTION: Upon a motion made by Member Kong and seconded by Member Liu, the Committee voted 9-5 to approve Bundles 10/13, 17, 19, and 22 as presented in Attachments A and B. Vice Chair Bronsky and Members Crawford, Dillavou, Gong, and Solomon voted in opposition. The motion failed due to a lack of 75% majority.

Some additional discussion was held and modifications were proposed.

#### Bundles 10/13, 17, and 19

MOTION: Member Kong made a motion to approve Bundle 10/13 as presented in Attachments A and B. Member Beckley seconded the motion. Chair Shockey made a friendly amendment to also include Bundles 17 and 19. The amendment was accepted. By a vote of 11-3, the Committee approved the motion with the amendment by Chair Shockey. Vice Chair Bronsky and Members Dillavou and Gong voted in opposition.

#### Bundle 22 – Regional Education

Some additional discussion was held and modifications were proposed to Action RE2.

MOTION: Upon a motion made by Member Solomon and seconded by Member Beckley, the Committee voted 9-5 to approve Bundle 22 as presented in Attachments A and B with modifications to RE2 to state, “Generally support the legislative efforts of schools and school districts within the city of Plano.” Vice Chair Bronsky and Members Dillavou, Dougherty, Doyle, and Gong voted in opposition. The motion failed due to a lack of 75% majority.

MOTION: Vice Chair Bronsky made a motion to table Bundle 22. The motion was withdrawn.

MOTION: Member Liu made a motion to approve Bundle 22 as presented in Attachments A and B with modifications to RE2 to add “and other initiatives” after “adequate funding.” Member Kong seconded the motion. Member Dougherty made a friendly amendment to change “City of Plano” to “region.” The amendment was accepted. The Committee voted 10-4 for the motion. Vice Chair Bronsky and Members Crawford, Dillavou, and Gong voted in opposition. The motion failed due to a lack of 75% majority.

MOTION: Vice Chair Bronsky made a motion to table Bundle 22. The motion failed due to lack of a second.

MOTION: Upon a motion made by Member Liu and seconded by Member Dillavou, the Committee voted 13-1 to approve Bundle 22 as presented in Attachments A and B with modifications to RE2 to state, “Support initiatives to improve the quality and accessibility to educational resources in Plano.” Member Dougherty voted in opposition.

Explanation: It was not seen as the city’s role to affect state legislation regarding school funding, however, the city does have a role to support access to quality education.

- 3) **Discussion and 1st Consideration: Bundles 4/12, 14, 15, 16, 18, 20** – Mr. Sefko led a discussion about Bundles 4/12, 14, 15, 16, 18, and 20. Some questions were asked and discussion was held.

#### Bundle 4/12 – Land Use

MOTION: Upon a motion made by Member Howe and seconded by Member Beckley, the Committee voted 14-0 to approve Bundles 4/12 as presented in Attachment B, with the following modifications:

- Website Context to remove: “Mixed use developments can provide benefits to fitness, public health, and safety, as well as improved municipal services.”
- Action LU2 to be tabled until after review of Bundle 24.
- Action LU8 to read: “Develop locations for special area plans to focus development and redevelopment efforts in conformity with the Comprehensive Plan.”

- Action LU9 to read: “Develop review criteria that provides guidance on the community’s preferences regarding mixed-use developments, such as desired mix of uses, densities, parking, phasing plans, minimum open space, building placement, quality of building materials, residential adjacency, and other urban design elements.”

#### Bundle 14 – Redevelopment of Regional Transportation Corridors

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

MOTION: Vice Chair Bronsky made a motion to approve Bundle 14 as presented in Attachment B, with modifications to the Website Context and Action RTC1. The motion was seconded by Member Howe. After further discussion by the Committee, Vice Chair Bronsky amended the motion to approve Bundle 14 as presented in Attachment B, with the following modifications:

- Website Context to remove: “As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities.”
- Action RTC1 to state, “Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed.”

Member Howe seconded the amended motion. The Committee voted 10-4 for the motion. Members Crawford, Dillavou, Gong, and Wilson voted in opposition. The motion failed due to lack of a 75% majority.

More questions were asked and discussion was held.

MOTION: Member Solomon made a motion to approve Bundle 14 as presented in Attachment B, with modifications to the Website Context and removal of Action RTC1. The motion was seconded by Vice Chair Bronsky. After further discussion by the Committee, Member Solomon amended the motion to approve Bundle 14 as presented in Attachment B, with the following modifications:

- Website Context to remove: “As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities.”
- Action RTC1 to state, “Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed.”
- Not including Action RTC2 in the motion.

Vice Chair Bronsky seconded the amended motion. The Committee voted 9-5 for the motion. Chair Shockey and Members Crawford, Dillavou, Doyle, and Gong voted in opposition. The motion failed due to lack of a 75% majority.

More questions were asked and discussion was held.

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu, the Committee voted 12-2 to approve Bundle 14 as presented in Attachment B, with the following modifications:

- Website Context to remove: "As new areas are experiencing growth, land uses along the US75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities."
- Action RTC1 to read: "Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed."
- Removing Action RTC2.

Members Dillavou and Gong voted in opposition.

#### Bundle 15 – Undeveloped Land

The Committee provided their feedback on Bundle 15 and discussion was held.

MOTION: Upon a motion made by Member Jacobs and seconded by Vice Chair Bronsky the Committee voted 13-1 to approve Bundle 15 as presented in Attachment B with the following modifications:

- Website Context to read: "The amount of undeveloped land remaining in Plano is limited, primarily located in nonresidential areas, and generally zoned for office and commercial uses. Though demand for new residential development has consistently remained high, the city has established policies encouraging employment generating uses on most remaining vacant land. To ensure adequate land for projected employment growth is provided, Plano will reserve its remaining undeveloped land for businesses offering skilled employment and limit new housing where consistent with the Future Land Use Map."
- Policy: remove the word "highly."
- Action UL3: add "and ensure any development standards include adequate green space" to the second sentence.

Member Gong voted in opposition.

#### Bundle 16 – Transit-Oriented Development

The Committee began to provide their feedback on Bundle 16. Some questions were asked and discussion was held regarding Committee process. The Committee agreed to continue discussion on Bundles 16, 18, and 20 at the November 18, 2020, meeting.

With no further discussion, Chair Shockey adjourned the meeting at 10:02 p.m.

  
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Doug Shockey, Chair

12/1/2020