

**COMPREHENSIVE PLAN REVIEW COMMITTEE  
REGULAR MEETING  
November 18, 2020  
(Continuation of November 17, 2020 agenda)**

**COMMITTEE MEMBERS PRESENT**

Doug Shockey, Chair  
Michael Bronsky, Vice Chair  
Jeff Beckley  
Jim Dillavou  
Carolyn Doyle  
Salvator La Mastra  
Jijie "Jack" Liu

**COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE**

Jaci Crawford  
Xinyi Gong  
Richard "Larry" Howe  
Mary Jacobs  
Hilton Kong  
Sara Wilson

**COMMITTEE MEMBERS ABSENT**

Erin Dougherty  
Michael Lin  
Yoram Solomon

**STAFF PRESENT**

Christina Day, Director of Planning  
Christina Sebastian, Lead Planner  
Linette Magaña, Administrative Support Supervisor  
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 Wednesday, November 18, 2020, at 6:03 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Seven members were present. Five members were present via videoconference. Member Kong joined via videoconference at 6:17 p.m., during the discussion of Bundle 16. Members Dougherty, Lin, and Solomon were absent. Chair Shockey led the Committee in the Pledge of Allegiance.

#### ITEMS FOR DISCUSSION

- 1) **Discussion and 1st Consideration: Bundles 16, 18, 20** – Mr. Sefko led a discussion about the Bundles 16, 18, 20. Discussion was held and questions were asked.

##### Bundle 16 – Transit-Oriented Development

The Committee provided their feedback on Bundle 16 and discussion was held.

MOTION: Member Beckley made a motion to approve Bundle 16 as presented in Attachment B, with modifications to the Website Context and removal of Action TOD6. The motion was seconded by Vice Chair Bronsky. After further discussion by the Committee, Member Beckley amended the motion to approve Bundle 16 as presented in Attachment B with removal of Action TOD6 and modification to TOD7 to state, “Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property with language including, but not limited to, fair-value pricing and regulatory requirements.” Vice Chair Bronsky seconded the amended motion. The Committee voted 11-2 for the motion. Members Gong and Kong voted in opposition.

##### Bundle 18 – Redevelopment of Neighborhood Centers/Revitalization of Retail Shopping Centers

The Committee provided their feedback on Bundle 18 and discussion was held.

MOTION: Upon a motion by Member Crawford and seconded by Vice Chair Bronsky, the Committee voted 11-2 to approve Bundle 18 as presented in Attachment B with the following modifications:

- Website Context: removal of the second paragraph.
- Action RNC3/RRSC3: removing “special financing districts.”
- Action RNC4/RRSC4 to read: “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.

Members Gong and Kong voted in opposition.

##### Bundle 20 – Population Growth

The Committee provided their feedback on Bundle 20 and discussion was held.

MOTION: Upon a motion by Vice Chair Bronsky and seconded by Member Howe, the Committee voted 12-1 to approve Bundle 20 as presented in Attachment B, but tabling Action PG2. Member Gong voted in opposition.

- 2) **Discussion and Consideration: Future Land Use Map and Category Descriptions (requested by Committee at the November 17, 2020 meeting)** – Mr. Sefko led a discussion about the Future Land Use Map and Category Descriptions. Discussion was held and questions were asked. Chair Shockey directed the consultants and staff to provide further specificity on the compatibility dots, intensity and scale, and adjustment to the Suburban Activity Center at Park & Preston.
- 3) **CPRC Work Plan Updates** – Chair Shockey led a discussion about the updated Work Plan. Some questions were asked and discussion was held. Homework regarding the Density Guidance Map and Bundles 23 and 24 will be sent out on Friday, November 27, and is due on Sunday, November 29, so it can be discussed at the December 1 meeting. Committee members requested that the responses be made available online so they can be reviewed further in advance.

With no further discussion, Chair Shockey adjourned the meeting at 9:18 p.m.



1-5-2021

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**Doug Shockey, Chair**