

Date: May 17, 2021

To: Planning & Zoning Commission Members

From: Christina D. Day, AICP, Director of Planning

Subject: **Work Session for Draft Comprehensive Plan**

At the May 3, 2021, P&Z meeting, the Commission directed staff to schedule a work session to allow the P&Z to fully discuss the Draft Comprehensive Plan 2021 (Draft Plan), as recommended by the Comprehensive Plan Review Committee. This work session is scheduled as follows:

5:00 p.m. on Monday, June 7, 2021

Please mark your calendar accordingly. If additional time is needed, the Commission may choose to continue discussion after the regular P&Z agenda items that evening.

On May 3, P&Z raised some questions regarding the Draft Plan. Answers to those questions are provided below for your review and consideration. Discussion will not be held on May 17, 2021; however, any information available is being sent to the Commission to provide as much time for consideration as possible prior to the June 7 work session.

1. Redevelopment and Growth Management Action 7 (RGM7) states the Plan will be updated every two years - this seems too frequent. Would every five years be better?

An exhaustive review of all aspects of the Comprehensive Plan would certainly be too frequent and is not considered best practice. A two-year cycle is envisioned as a review of certain aspects of the Plan to keep the Plan adaptable to changing conditions and is consistent with how the City of Plano historically updated Elements of the 1986-based Comprehensive Plan on a rotating basis. For example, the Land Use and Transportation Elements were generally reviewed every two years. Other Elements, such as Housing, Urban Design, or Parks & Recreation, were reviewed generally every four to six years. This allowed all Elements to get some level of routine maintenance and updates on a regular basis prior to full Plan updates. Full Plan updates should occur less frequently, once a determination has been made as to whether a change in the city's vision is warranted.

2. It would be helpful to compare and contrast what changes have been made since the 2015 Comprehensive Plan.

Staff and the consultants have prepared several documents to assist the public in understanding the significant changes from the 2015 Comprehensive Plan, including:

- **“3. What’s Changed?”** on page ES-4 of the [Executive Summary](#) provides an overview of the six major changes made as a result of the Comprehensive Plan review process. These include:
 1. New Guiding Principles
 2. New/Revised Future Land Use Categories
 3. New Future Land Use Dashboards

4. New Redevelopment and Growth Management Policy
5. New Existing Land Use & Housing Inventory
6. Zoning Process Improvements

More detail can be found on pages ES-4 through ES-7. Additionally, page ES-8 provides a high-level overview of the Draft Plan maps and policies that were modified and those with no major changes proposed.

- **Draft Plan Track Changes Version** - For those wanting a more detailed review of the changes, the "[Draft Plan](#)" page of the project website includes a link to a [Tracked Changes version](#) of the Draft Plan, where each change made to the 2015 Comprehensive Plan is tracked.

City staff and the consultants continue to prepare additional materials which support the Draft Plan and for public outreach purposes that may address the Commission's concerns. These include:

- **Draft Plan Website** - The Comprehensive Plan remains a web-based Plan. Staff and the consultants are preparing to launch the new Draft Plan website, which is where the public will be directed to review the new Draft Plan and conduct a survey to provide their feedback. This website will include a "What's Changed?" type page clearly summarizing the top six changes as discussed in the Executive Summary noted above. The hard copy of the Draft Plan, or its "Strategic Framework," is primarily for policy drafting and review purposes and will eventually be attached to the official document adopting the new Comprehensive Plan.
- **Social Media and Public Outreach** - Following CPRC/P&Z preliminary approval of the Draft Plan, the public outreach phase of this Comprehensive Plan review process is scheduled to begin in full effect. This will include outreach through the city's social media channels, including graphics and other visual media to solicit feedback on the Plan. Staff anticipates these materials will include graphics about these top six changes with links for those interested in more detail.

The other questions merit further research by the consultants and staff. Commissioners are encouraged to send any additional questions they may have about the Draft Plan to staff in advance of the June 7 work session so that staff may prepare responses when feasible.

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