

**1520 K Avenue, Plano, Texas 75074
and via Videoconference**

DATE: August 17, 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. on Tuesday, August 17, 2021, 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. **This meeting is open to the public, but will not include public comment.**

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: July 6, 2021 | Purvis |
| 2. Discussion and Consideration: Draft Plan | Shockey |
| 3. Work Plan Updates | Sefko |

ADJOURN

COUNCIL LIAISONS: Mayor Pro Tem Kayci Prince and Council Member Rick Grady

**COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
July 6, 2021**

COMMITTEE MEMBERS PRESENT

Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jeff Beckley
Jaci Crawford
Carolyn Doyle
Mary Jacobs
Hilton Kong
Jijie “Jack” Liu
Salvator La Mastra
Yoram Solomon
Sara Wilson

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE

Jim Dillavou
Erin Dougherty
Xinyi Gong
Richard “Larry” Howe

COMMITTEE MEMBERS ABSENT

Michael Lin

STAFF PRESENT

Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Christina Sebastian, Lead Planner
Reza Sardari, Senior Planner
Kelsey Poole, Planner
Matt Purvis, Senior Administrative Assistant
Steve Andrews, Producer

STAFF PRESENT VIA VIDEOCONFERENCE

Linette Magaña, Administrative Support Supervisor

FREESE AND NICHOLS CONSULTANTS PRESENT

Dan Sefko, Project Lead
Daniel Harrison, Planner

Chair Shockey convened the Committee into the regular meeting on Tuesday, July 6, 2021, at 6:08 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Eleven members were present. Four members were present via

videoconference. Member Lin was absent. Chair Shockey led the Committee in the Pledge of Allegiance.

ITEMS FOR DISCUSSION

1) Minutes: April 27, 2021

MOTION: Upon a motion made by Member Solomon and seconded by Vice Chair Bronsky the Committee voted 15-0 to approve the April 27, 2021, meeting minutes.

2) Minutes: June 21, 2021

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Beckley the Committee voted 15-0 to approve the June 21, 2021, meeting minutes.

3) Discussion and Consideration: Draft Plan

Mr. Sefko presented a summary of the Draft Plan updates from the Planning & Zoning Commission (P&Z) and opened the floor for discussion. Discussion was held and questions were asked. Chair Shockey presented each change from P&Z and subsequently opened the floor each time.

Guiding Principles

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu the Committee voted 15-0 to approve the changes to the Guiding Principles as presented in Attachment A.

Land Use Policy – Action LU1

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu the Committee voted 15-0 to approve the change to Action LU1 as presented in Attachment B.

Redevelopment of Regional Transportation Corridors Policy – Website Context

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Doyle the Committee voted 15-0 to approve the change to the Website Context for the RTC Policy as presented in Attachment C.

Redevelopment and Growth Management Policy – Action RGM5

MOTION: Vice Chair Bronsky motioned to send back the same wording for Action RGM5 as originally approved by the Committee on April 27, 2021. The motion was seconded by Member Crawford.

Member Kong offered a friendly amendment to relocate the language related to “key design features” in RGM5(C) to the Glossary as recommended by the P&Z. The friendly amendment was not accepted.

Member Solomon offered two friendly amendments to:

1. change the word “minimum” to “maximum” in RGM5(B), and
2. to revise the example provided in parentheses to state, “for every one square foot of commercial we will not allow building more than two square feet of residential.”

Vice Chair Bronsky and Member Crawford accepted the first friendly amendment of the Member Solomon’s friendly amendment and did not accept the second friendly amendment.

By a vote of 15-0, the Committee approved the motion with the first friendly amendment from Member Solomon.

Redevelopment and Growth Management Policy – Action RGM1

MOTION: Vice Chair Bronsky motioned for the Committee to:

- Approve Action RGM1 as presented with modifications to change “Allow occasional” to “Occasionally allow” and add a sentence at the end of the paragraph to state, “Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input”, and
- Create a new Action RGM2, stating: “Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings, supported by the Comprehensive Plan, on zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.”

The motion was seconded by Member Solomon.

Chair Shockey called a recess at 8:57 p.m. The Committee reconvened at 9:05 p.m.

Upon consultation with Deputy City Attorney D’Andrea, Vice Chair Bronsky amended his motion for a new Action RGM2 to remove the phrase “supported by the Comprehensive Plan.” This amendment was seconded by Member Solomon.

Member Liu offered a friendly amendment to change the words “on zoning petitions” to “when approving zoning petitions.” The friendly amendment was accepted.

By a vote for 15-0, the Committee approved the motion with the amendments by Members Solomon and Liu, as follows:

“RGM1 | Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are

disfavored. Occasionally allow proposal that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.

RGM2 | Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings when approving zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.”

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Wilson the Committee voted 15-0 to send all of the Committee’s approved changes to the Planning & Zoning Commission.

4) CPRC Work Plan Review & Updates

Mr. Sefko presented the CPRC Work Plan and updates to it to the Committee. Discussion was held and questions were asked.

With no further discussion, Chair Shockey adjourned the meeting at 9:15 p.m.

Doug Shockey, Chair

Agenda Item 2

Discussion and Consideration: Draft Plan

DESCRIPTION:

Hold a discussion and consider proposed modifications to the Draft Comprehensive Plan.

REMARKS:

Draft Plan – Completed Items

As of August 13, 2021, the CPRC and P&Z are in agreement on approximately 99% of the Draft Plan contents (see Attachment A). This includes the Vision and Guiding Principles, all Plan Maps, the Future Land Use Dashboards, the Glossary, the Executive Summary, all Policies, and all but two Actions. The Draft Plan's status can be followed at www.PlanoCompPlanReview.org.

Draft Plan – Outstanding Items

The CPRC and P&Z have reached an agreement on most of the actions associated with the Redevelopment & Growth Management (RGM) Policy, but continue to discuss:

- RMG1 and RGM2: How should the Plan set a high bar for approval of zoning requests that deviate from the mix of uses, density, and buildings heights recommended by the Dashboards?
- RGM5/6: What criteria should the Plan recommend for the overall square footage of residential vs. nonresidential uses in mixed-use development, and how should those uses be phased so that nonresidential uses and amenities are provided in a timely manner throughout construction?

Recent Meetings

- **April 27, 2021 | CPRC** – The CPRC recommended approval of the consolidated [Draft Plan](#) for P&Z consideration. The Draft Plan has since been converted into a web-based format at www.PlanoCompPlan.org, which is intended to be the primary way to access the Plan.

- **June 21, 2021 | P&Z** – The P&Z recommended five changes to the Draft Plan be sent to the CPRC for further consideration. Of these, two related to the actions in the Redevelopment and Growth Management (RGM) Policy.
- **July 6, 2021 | CPRC** – The CPRC approved three of the five changes recommended by P&Z. The two remaining changes, related to the RGM Policy, were discussed in depth by the Committee, resulting in revisions to Action RGM1, a new Action RGM2, and modifications to Action RGM6 (formerly RGM5).
- **July 19, 2021 | P&Z** – The P&Z considered the changes recommended by the CPRC, and approved Action RGM1. Actions RGM 2 and RGM 6 were sent back to the CPRC for additional consideration.

See page 3 of this report and Attachment B for details on the proposed changes.

Summary of Recent Recommendations

CPRC – July 6	P&Z – July 19
<p>RGM1 Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Develop zoning regulations that allow occasional <u>Occasionally allow</u> proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a supermajority vote by City Council. <u>Such approval would be carefully deliberated and justified by findings after gathering and considering substantial community input.</u></p> <p><u>RGM2 Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings when approving zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.</u></p>	<p>RGM1 Approved – No Changes</p> <p>RGM2 Recommend that P&Z and City Council adopt an ordinance to require P&Z and City Council to make a policy of making specific findings when approving zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.</p>
<p>RGM56 Ensure that any zoning requests for multiuse development include:</p> <p>A) At least 50% of total square footage for nonresidential uses, and</p> <p>B) A minimum-maximum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development), and</p> <p>C) Key design features provided prior to or concurrent with the development of any residential uses. Key design features are those elements of a development supporting the long-term value to the overall community, and specifically, new residents, including, but not limited to, open/green space, amenities, street enhancements, and trails.</p>	<p>RGM65 Ensure that any zoning requests for multiuse development include:</p> <p>A) At least 50% of total square footage for nonresidential uses, and</p> <p>B) A maximum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development); <u>Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development,</u> and</p> <p>C) Key design features provided prior to or concurrent with the development of any residential uses. Key design features are those elements of a development supporting the long-term value to the overall community, and specifically, new residents, including, but not limited to, open/green space, amenities, street enhancements, and trails. [move Key Design Features definition to Glossary]</p>

CPRC Review

As part of this agenda item, after any discussion is complete, the CPRC may choose to take one of the following actions:

- **Approve as Recommended by P&Z on July 19** – If approved by at least 75% of the CPRC, the Draft Plan will be presented for public feedback.
- **Approve with Amendments** – If approved by at least 75% of the CPRC, the Draft Plan with specific amendments will be forwarded to the Planning & Zoning Commission (P&Z) for its review.
- **Table the Item** – The CPRC may table consideration of the Draft Plan to a future meeting to allow for additional discussion or modifications.

Please note, this may be the last opportunity to make modifications to the Draft Plan until after public outreach is complete.

RECOMMENDATION:

Recommend the CPRC approve the Draft Plan, either as recommended by the P&Z or with amendments:

1. If revisions are necessary, a concise statement of explanation to the P&Z from the CPRC would be very helpful in their further deliberation of the issue.
2. If there is a vote to maintain the CPRC's original language, a similarly concise dissenting opinion would be appropriate to enter into the record.

ATTACHMENTS:

Attachment A – Status of Draft Plan

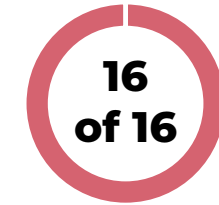
Attachment B – RGM Policy as Recommended by P&Z on July 19 (clean)

Attachment C – RGM Policy as Recommended by P&Z on July 19 (track changes)

Draft Comprehensive Plan Status

Vision and Guiding Principles

Vision Statement
 Guiding Principle 1
 Guiding Principle 2
 Guiding Principle 3



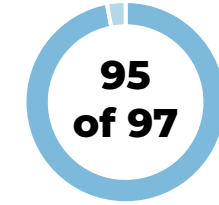
Plan Elements

Glossary



Plan Policies

LU CD RTC¹ UL TOD RGM RS BOM PT
 TDM PE NC RRSC SHN PG RT CNC RE



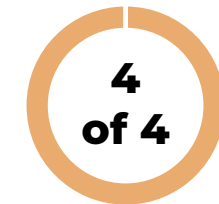
Plan Actions

Executive Summary



Plan Maps

Future Land Use Map Thoroughfare Plan Map Bicycle Transportation Plan Map Growth & Change Map²

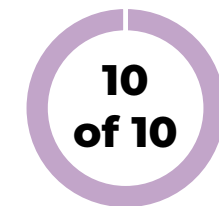


Plan Maps

1. minor text edit to RTC Website Context
2. Growth & Change Map recommended for removal

Future Land Use Map Dashboards

N NC CC SA UA
 EM DT EX SN OS



FLU Dashboards





Redevelopment & Growth Management

As Plano is now mostly developed with a well-established built environment, significant changes to population and development patterns, as in previous decades, are no longer anticipated. However, the city's reputation as a highly desirable suburban community and world-class business center means significant pressure for new growth and redevelopment will continue in many parts of the city. Although this is positive for sustaining reinvestment and continuing vitality of the community, zoning requests also often include some component of high density residential and/or high intensity commercial uses in close proximity to established, lower-density neighborhoods. This creates tension between two major priorities for the city: creating a business-friendly environment that promotes a healthy economy and conserving the existing suburban character of established neighborhoods within the city.

To address these priorities effectively, the process for zoning changes in Plano needs to manage change in a way that encourages collaboration and communication between land owners making significant investments in the community and nearby residents and property owners who are the most impacted by zoning decisions. Engaging the community early in the process often leads to more successful outcomes for all parties. To that end, Plano will create innovative tools and update processes that encourage proactive engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.

Policy

Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

Actions

RGM1) Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.

RGM2) Develop and implement a formalized community forum process during which rezoning petitioners adjacent to established neighborhoods engage with interested citizens as part of the rezoning process.

RGM3) Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.

- RGM4)** Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.
- RGM5)** Ensure that any rezoning requests for multiuse development include:
- A)** Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development, and
 - B)** Key design features provided prior to or concurrent with the development of any residential uses.
- RGM6)** Consider conducting an annual market study to determine demand-based housing and employment needs for Plano, referenced to Collin County, that may be used to inform zoning and land use related decisions. The study should include residents' preferences for development as part of the results.
- RGM7)** Review the Comprehensive Plan every two years to determine if routine updates are warranted to ensure consistency with citywide goals and respond to development trends and changing conditions. When major changes are deemed necessary, consider creating a citizen committee, working collaboratively with the Planning & Zoning Commission, to ensure the community has opportunities to actively participate in the recommended updates.
- RGM8)** Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.
- RGM9)** Limit small-scale multifamily to developments that are at least 10 acres in size, have a unit mix of no more than 25% multifamily units, and are controlled by a governance association.



Redevelopment & Growth Management

As Plano is now mostly developed with a well-established built environment, significant changes to population and development patterns, as in previous decades, are no longer anticipated. However, the city's reputation as a highly desirable suburban community and world-class business center means significant pressure for new growth and redevelopment will continue in many parts of the city. Although this is positive for sustaining reinvestment and continuing vitality of the community, zoning requests also often include some component of high density residential and/or high intensity commercial uses in close proximity to established, lower-density neighborhoods. This creates tension between two major priorities for the city: creating a business-friendly environment that promotes a healthy economy and conserving the existing suburban character of established neighborhoods within the city.

To address these priorities effectively, the process for zoning changes in Plano needs to manage change in a way that encourages collaboration and communication between land owners making significant investments in the community and nearby residents and property owners who are the most impacted by zoning decisions. Engaging the community early in the process often leads to more successful outcomes for all parties. To that end, Plano will create innovative tools and update processes that encourage proactive engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.

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Actions

RGM1) Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.

~~**RGM2)** Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings when approving zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.~~

RGM23) Develop and implement a formalized community forum process during which rezoning petitioners adjacent to established neighborhoods engage with interested citizens as part of the rezoning process.

Built Environment | Land Use & Community Design | Redevelopment & Growth Management

- RGM34)** Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.
- RGM45)** Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.
- RGM56)** Ensure that any rezoning requests for multiuse development include:
- ~~A) At least 50% of total square footage for nonresidential uses, and~~
 - ~~B) A maximum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development)~~ [Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development](#), and
 - ~~C) Key design features provided prior to or concurrent with the development of any residential uses. Key design features are those elements of a development supporting the long term value to the overall community, and specifically, new residents, including, but not limited to, open/green space, amenities, street enhancements, and trails.~~ [\[move Key Design Features to Glossary\]](#)
- RGM67)** Consider conducting an annual market study to determine demand-based housing and employment needs for Plano, referenced to Collin County, that may be used to inform zoning and land use related decisions. The study should include residents' preferences for development as part of the results.
- RGM78)** Review the Comprehensive Plan every two years to determine if routine updates are warranted to ensure consistency with citywide goals and respond to development trends and changing conditions. When major changes are deemed necessary, consider creating a citizen committee, working collaboratively with the Planning & Zoning Commission, to ensure the community has opportunities to actively participate in the recommended updates.
- RGM89)** Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.
- RGM910)** Limit small-scale multifamily to developments that are at least 10 acres in size, have a unit mix of no more than 25% multifamily units, and are controlled by a governance association.

Agenda Item 3

Discussion: CPRC Work Plan

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.

Freese and Nichols, Inc. has made the following modifications to the Work Plan:

- Updated meeting dates to include the August 17, 2021, CPRC “Draft Plan Consideration” meeting and a future P&Z “Draft Plan Consideration” meeting.
- Revised tentative timelines for next steps in the process, including Draft Plan finalization, public outreach, and adoption hearings.
- Updated meeting discussion topics to reflect the agenda.

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.

As the process stands (assuming approvals moving forward), the earliest date the plan could reach City Council, utilizing regularly scheduled meetings, is late November 2021.

RECOMMENDATION:

Consider the CPRC Work Plan and make modifications as necessary.

ATTACHMENTS:

Attachment A – CPRC Work Plan

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

Items to Consider Throughout the Review Process		Date
1	Be mindful of taxpayers – partner with private companies.	Continuous
2	How to retain existing population and attract new residents.	Continuous
3	Maintain parks and transportation via solid economic development goals and efforts.	Continuous
4	Have a plan to prevent crime and support police.	Continuous
5	Actions to execute what is in the plan.	Continuous
6	The City should move in the same direction of Plano 2045.	Continuous
7	The purpose of the comprehensive plan relating to density, land use, growth management, and transportation.	Continuous
8	We all want to live in the best community.	Continuous
9	Think about how we deliver the city to future generations.	Continuous
10	Strive for factual support.	Continuous
Education and Training Items		Date
1	Plano Facts and Figures	Jan 22
2	Zoning change notice procedures	Feb 4
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	Feb 4
4	Undeveloped Land Map & Population Projections Part 1	Feb 4
5	Active Residential Projects and Population Projections Part 2	Feb 20
6	Police Department and Fire Rescue Facts and Figures	Feb 20
7	Future Land Use Plans from Surrounding Cities	Feb 20
8	Review Middle Housing Types	March 3
9	Plano ISD Facts and Figures (Presentation by Plano ISD Superintendent)	June 16
10	How does DART membership work? How is DART funded? (Survey Question Response)	April 21
11	Define what counts as a “journey to work trip” related to transportation demand management. (Survey Question Response)	April 21
12	Special Districts and Incentives for Real Estate Development	August 18
13	Future Land Use Map Categories and Descriptions	September 1
14	Growth and Change Map Categories and Descriptions	September 15

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

Past Meetings		
Meeting #	Meeting Topic and Agenda	Meeting Dates
CPRC #1	<u>Kickoff Meeting</u> <ol style="list-style-type: none"> 1) Introductions 2) Purpose of Project 3) Ice Breaker Exercise 4) Planning 101 5) Review CPRC Survey Results 6) Issue Identification Exercise 7) Discussion of Topics for Next Meeting 	Saturday, January 11, 2020
CPRC #2	<u>Vision and Direction</u> <ol style="list-style-type: none"> 1) Approval of Minutes: January 11, 2020 2) Discussion: Plano Tomorrow Vision Statement 3) Discussion & Direction: Analysis of Survey Results and Kickoff 4) Meeting Feedback 5) Presentation: Plano Facts and Figures 6) Discussion: Residential Density 	Tuesday, January 22, 2020
CPRC #3	<u>Density Topic, Housing Type Discussion</u> <ol style="list-style-type: none"> 1) Approval of Minutes: January 22, 2020 2) Presentation: Zoning Change Public Notification and Participation 3) Presentation: Undeveloped Land Map 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 5) Presentation: Fair Housing Act, Court Cases, and HUD Interpretations Related to Planning 6) Discussion & Direction: Housing Types 7) Discussion: CPRC Work Plan Updates 	Tuesday, February 4, 2020
CPRC #4	<u>Density Topic, Housing Type Discussion Cont.</u> <ol style="list-style-type: none"> 1) Approval of Minutes: February 4, 2020 2) Presentation: Plano Police Department and Plano Fire-Rescue 3) Presentation: Population Projections Part 2 4) Presentation: Future Land Use Plans from Surrounding Cities 5) Discussion & Direction: Missing Middle Housing 6) Discussion & Direction: Housing Types 7) Discussion & Direction: Future Land Use Map Categories and Housing Approach 8) Work Plan Updates 	Tuesday, February 20, 2020

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

CPRC #5	<p><u>Density Topic, Housing Type Discussion Cont.</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: February 20, 2020 2) Discussion & Direction: Middle Housing 3) Discussion & Direction: Housing Types 4) Discussion & Direction: Future Land Use Map Categories and Housing Approach 5) Work Plan Updates 	Tuesday, March 3, 2020
CPRC #6	Meeting Canceled	Tuesday, March 18, 2020
CPRC #7	Meeting Canceled	Tuesday, March 31, 2020
CPRC #8	<p><u>Density Topic, Housing Types Cont., & Housing Mix Discussions</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: March 3, 2020 2) Presentation: Changes to Committee Work Plan in Response to COVID-19 3) Discussion: Freese and Nichols, Inc. Summary of Issues 4) Discussion: Committee Homework Results 5) Presentation: Committee Perspectives on the Plano Tomorrow Plan 6) Work Plan Updates 	Tuesday, April 14, 2020
CPRC #9	<p><u>Transportation Topic, Introduction Transportation</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: April 14, 2020 2) Presentation: Transportation Overview 3) Presentation: Transportation and Comprehensive Plans 4) Discussion & Direction: Transportation Actions in Plano Tomorrow 5) Work Plan Updates 	Tuesday, April 21, 2020
CPRC #10	Meeting Canceled	Tuesday, May 5, 2020
CPRC #11	Meeting Canceled	Tuesday, May 19, 2020
CPRC #12	<p><u>Transportation Topic, Bundles 1 - 3 Discussion</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: April 21, 2020 2) Discussion: Committee Perspectives on Transportation Topics 3) Discussion & Direction: Transportation Themes Voting Exercise 4) Work Plan Updates 	Tuesday, June 2, 2020
CPRC #13	<p><u>Transportation Topic, Bundles 1 - 6 Discussion</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: June 2, 2020 2) Presentation: Plano ISD Information 3) Work Plan Updates 4) Plano Tomorrow Video Scripts 5) Discussion & Direction: Transportation Themes Voting Exercise 	Tuesday, June 16, 2020

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

CPRC #14	<p><u>Transportation Topic, Bundles 2 - 11 Discussion</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: June 16, 2020 2) Discussion & Direction: Comprehensive Plan Guiding Principles 3) Discussion & Direction: Transportation Themes Polling Exercise 4) CPRC Work Plan Updates 	Tuesday, June 30, 2020
CPRC #15	<p><u>Transportation Topic, Transportation Bundles 1 - 11 Discussion & Vote</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: June 30, 2020 2) Consideration: Comprehensive Plan Guiding Principles 3) Consideration: Transportation Bundle 1 4) Consideration: Transportation Bundles 2-6 5) Discussion & Direction: Transportation Bundles 7-11 Polling Exercise 6) Presentation: Returning to Density Discussion 7) CPRC Work Plan Updates 	Tuesday, July 7, 2020
CPRC #16	<p><u>Complete Bundles 8-11 and Preview Bundles 12-22</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: July 7, 2020 2) CPRC Work Plan Updates 3) Discussion & Consideration of Transportation Bundles 8-11 4) Presentation: Returning to Density Discussion 	Tuesday, July 21, 2020
CPRC #17	<p><u>Open Discussion on Density, Land Use, and Growth Management Topics</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: July 7, 2020 and July 21, 2020 2) CPRC Work Plan 3) Discussion: Committee Perspectives on Density, Land Use, and Growth Management 4) Discussion & Direction: Density Guidance Map 	Tuesday, August 4, 2020
CPRC #18	<p><u>Bundles 12, 13, 14, and 15</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: August 4, 2020 2) CPRC Work Plan Updates 3) Presentation: Instructions on Virtual Tour 4) Presentation: Special Districts and Incentives for Real Estate Development 5) Discussion & Consideration: Bundles 12-15 	Tuesday, August 18, 2020

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

<p>*** CPRC Special Event #1 ***</p>	<p>***Self-Guided Tour***</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 	<p>*** Saturday, August 22, 2020 through Monday, August 31, 2020 ***</p>
<p>CPRC #19a CPRC #19b</p>	<p><u>Bundles 16, 17, 18, and 19</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: August 18, 2020 2) CPRC Work Plan Updates 3) Presentation and Discussion: Future Land Use and Growth and Change Map 4) Discussion: Four Corner Self-Guided Tour Feedback 5) Discussion & Consideration: Bundles 16-19 6) Discussion & Consideration: Bundle 12 	<p>Tuesday, September 1, 2020 Wednesday, September 9, 2020</p>
<p>CPRC #20</p>	<p><u>Bundles 20, 21, 22, 23, and 24</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: September 1, 2020 2) CPRC Work Plan Updates 3) Presentation and Discussion: Growth and Change Map 4) Discussion & Consideration: Bundles 20-22 5) Discussion: Bundles 23-24 and Related Proposals 	<p>Tuesday, September 15, 2020</p>
<p>*** CPRC Special Event #2 ***</p>	<p>***Saturday Workshop on Land Use and Maps***</p> <ol style="list-style-type: none"> 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) 	<p>*** Saturday, September 19, 2020 ***</p>

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

CPRC #21	<p><u>Glossary, P&Z Comments, New Bundles for P&Z Comment, Growth and Change Map, and Bundles 4/12, 18, and 20</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: September 9, 2020, September 15, 2020, and September 19, 2020 2) CPRC Work Plan Updates 3) Discussion & 1st Consideration: Send to P&Z - Bundles 13-17, 19, 21-22 4) Discussion & 2nd Consideration: Comments from P&Z - Bundles 1-3, 5-11, and Guiding Principles 	Tuesday, September 29, 2020
CPRC #22	<p><u>Housing Types Menu and Growth & Change Map</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: September 19, 2020, and September 29, 2020 2) CPRC Work Plan Updates 3) Member Presentation: Plano Bicycle Association Feedback 4) Discussion: Housing Types Menu 5) Exercise: Growth & Change Map 	Tuesday, October 6, 2020
CPRC #23a	<p><u>Future Land Use Map & Growth and Change Map</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: October 6, 2020 2) CPRC Work Plan Updates 	Tuesday, October 20, 2020
CPRC #23b	<ol style="list-style-type: none"> 3) Discussion & Consideration: FLU Map & Category Descriptions 4) Discussion & Consideration: G&C Map & Category Descriptions 	Thursday, October 29, 2020
CPRC #24	<p><u>Future Land Use Map & Density Guidance Map</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: October 20, 2020, and October 29, 2020 2) Discussion & Direction: Housing Menu 3) Discussion & Consideration: FLU Map & Category Descriptions 4) Discussion: Introduction to Density Guidance Map 5) CPRC Work Plan Updates 	Tuesday, November 10, 2020
CPRC #25a	<p><u>Remaining Items</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: November 10, 2020 2) Discussion & 1st Consideration: Bundles 4/12, 14, 15, 16, 18, 20 3) Discussion & 2nd Consideration: Bundles 10/13, 17, 19, 22 	Tuesday, November 17, 2020
CPRC #25b	<ol style="list-style-type: none"> 4) Discussion and Consideration: Future Land Use Map and Category Descriptions 5) CPRC Work Plan Updates 	Wednesday, November 18, 2020

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

CPRC #26a	<p><u>Consideration of FLUM, DGM, & Bundle 23 & 24</u></p> <ol style="list-style-type: none"> 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	<p><u>Continuation of Items from Prior Meeting If Needed (Continuation Meeting)</u></p> <ol style="list-style-type: none"> 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
CPRC #27	<p><u>Finalize Remaining Items for Draft Plan</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: December 1, 2020, and December 9, 2020 2) Discussion and Consideration: Homework Responses 3) Discussion and 2nd Consideration: Bundle 18 4) Discussion: Future Land Use Map and Dashboards 5) CPRC Work Plan Updates and Outstanding Items 	Tuesday, January 5, 2021
CPRC Subcommittee Meetings	<p><u>CPRC Subcommittee Prepares Recommendations on Draft Plan</u></p>	January to March 2021
CPRC #28	<p><u>Finalize CPRC Draft Plan Recommendations</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: January 5, 2021 2) Presentation: Report from Subcommittee <ol style="list-style-type: none"> a. Sal La Mastra b. Hilton Kong c. Jim Dillavou d. Yoram Solomon e. Eric Hill – Zoning Notification Updates 3) Discussion and Consideration: Draft Plan 4) CPRC Work Plan Review & Updates <p>Presentation: Public Outreach Plan</p>	Tuesday, April 13, 2021

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

CPRC #29	<p><u>Finalize CPRC Draft Plan Recommendations</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: April 13, 2021 2) Discussion and Consideration: Draft Plan Executive Summary 3) Discussion and Consideration: Draft Plan 4) CPRC Work Plan Review & Updates 5) Presentation: Public Outreach Plan 	Tuesday, April 27, 2021
CPRC #30	<p><u>Joint Special Called Meeting of the Planning & Zoning Commission and Comprehensive Plan Review Committee</u></p> <p>Executive Session: Respond to questions and receive legal advice pursuant to Texas Government Code Section 551.071 regarding Draft Comprehensive Plan</p>	Monday June 21, 2021
CPRC #31	<p><u>Draft Plan Consideration</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: April 27, 2021 2) Approval of Minutes: June 21, 2021 3) Discussion and Consideration: Draft Plan 4) CPRC Work Plan Review & Updates 	Tuesday, July 6, 2021

Plano Comprehensive Plan Review Committee

Work Plan and Calendar

Tuesday, August 17, 2021

Remaining Process		
Meeting #	Meeting Topic and Agenda	Meeting Dates
CPRC #32	<p><u>Draft Plan Consideration</u></p> <ol style="list-style-type: none"> 1) Approval of Minutes: July 6, 2021 2) Discussion and Consideration: Draft Plan 3) CPRC Work Plan Review & Updates 	Tuesday, August 17, 2021
P&Z Meeting (if needed)	<p><u>Draft Plan Consideration</u></p> <p>P&Z to discuss and consider approval of CPRC’s Draft Plan recommendations from the CPRC #32. Once the plan receives 75% approval from CPRC and 50% approval from P&Z, it will be referred to as the “Draft Joint Plan.” If approved, the Draft Joint Plan will be open to public review and the public outreach may begin.</p>	Date: TBD (September)
<p><u>Public Outreach Preparation</u></p> <p>Once the Draft Joint Plan is approved, staff and the consultants will need to prepare public outreach materials and finalize the new plan website.</p>		1-2 weeks (September)
<p><u>Public Outreach Live</u></p> <ul style="list-style-type: none"> • Social Media outreach • Draft Joint Plan Website Live • Survey for Public Feedback (Live for 2 weeks: dates TBD) • Special Event: Telephone Town Hall (1 night event: date TBD) 		2 weeks (September)
<p><u>Public Outreach Results</u></p> <p>Once public outreach is finished, staff and the consultants will need to process and publish the feedback for CPRC and P&Z review.</p>		1-2 weeks (late September – early October)
CPRC #33	CPRC will meet (possibly in a joint meeting with P&Z) to discuss the public outreach input results and may make modifications as necessary. At least 75% of the CPRC will need to approve sending the Final Joint Plan to the P&Z.	Date: TBD (October)
P&Z Public Hearing	The P&Z will meet (possibly in a joint meeting with the CPRC) and hold a public hearing on the Final Joint Plan. At least 50% of the P&Z will need to approve sending the Final Joint Plan to City Council for its consideration.	Date: TBD (October - November)
<p><u>City Council Public Hearing</u></p> <p>Public hearing and consideration of Final Joint Plan</p>		2 to 4 weeks (November-December)