Agenda

1. Approval of Minutes
2. Work Plan Changes
3. FNI: Summary of Issues and Potential Solutions
4. Housing Homework Results
5. Committee Perspectives on Plano Tomorrow
6. Work Plan Updates
Work Plan Changes
New Schedule

1. Transportation (4 Meetings)
2. Future Land Use (4 Meetings)
3. Resume Density (4 Meetings)
4. Growth Management (3 Meetings)
New Schedule

Transportation
(4 Meetings)

1. Tuesday, April 21
2. Tuesday, May 5
3. Tuesday, May 19
4. Tuesday, June 2
# New Schedule

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Activities</th>
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<tbody>
<tr>
<td>1</td>
<td>Tuesday, April 21</td>
<td>- High Level Transportation Idea</td>
</tr>
<tr>
<td></td>
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<td>- Identify Transportation Policies</td>
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<tr>
<td></td>
<td></td>
<td>- Approval to Start Drafting Revisions/Solutions</td>
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<tr>
<td>2</td>
<td>Tuesday, May 5</td>
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<td>3</td>
<td>Tuesday, May 19</td>
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<tr>
<td>4</td>
<td>Tuesday, June 2</td>
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</tbody>
</table>
New Schedule

1. Tuesday, April 21

2. Tuesday, May 5  – Review Draft Revision/Solutions  – Provide Feedback and Direction

3. Tuesday, May 19

4. Tuesday, June 2
New Schedule

1. Tuesday, April 21

2. Tuesday, May 5

3. Tuesday, May 19
   - Review Draft Revision/Solutions
   - Provide Feedback and Direction

4. Tuesday, June 2
New Schedule

1. Tuesday, April 21

2. Tuesday, May 5

3. Tuesday, May 19

4. Tuesday, June 2 – Reach Consensus on Transportation Solutions (Proposed Plan Revisions)
The Built Environment - Community Design

Policy - Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.

Action Statements
1) Develop Criteria for Review of Community Design elements and update as necessary.
2) Evaluate the use of overlay districts to require unified design standards in transformation areas of the city.
3) Create a Corridor Community Design Plan to identify unique streetscape design themes along major arterials.
4) Evaluate and create incentives to relocate overhead utilities underground for new development and redevelopment projects.
5) Develop wayfinding signage guidelines to apply to special areas and public facilities citywide.
6) Evaluate and make revisions to parking regulations to ensure a balance between the needs of various transportation options and creating good community form.

The Built Environment - Transit-Oriented Development

Policy - Plano will proactively encourage and incentivize development within walking distance of existing and future rail stations or bus transit centers to create an integrated mix of uses including residential, employment, retail, and civic spaces.

Action Statements
1) Develop Criteria for Review of Transit-Oriented Developments and update as necessary.
2) Prioritize and prepare station area plans to guide development patterns within ½ mile of identified transit stations.
3) Reserve property within ½ mile of transit stations to encourage urban design and increase development opportunities.
4) Establish parking maximums in transit-served areas and identified Compact Complete Centers.
5) Develop plans for the K Avenue/DART light rail and the 14th Street/Cotton Belt commuter rail corridors to address redevelopment of retail and multifamily sites and encourage new development around transit stations.
6) Pursue land banking techniques around existing and future transit stations to ready the environment for redevelopment.
7) Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property and include language describing vision, incentives available, and regulatory requirements.
New Schedule – Discussion

• Any ideas or thoughts on the new schedule?
Issues and Solutions
Issues and Solutions

Five issues identified relating to:

1. Undeveloped Land
2. Confidence in the Plan
3. Locations of High Density Residential
4. Land Use Category Specificity
5. Redevelopment of Aging Commercial Centers
Undeveloped Land

Issue
Market pressures to rezone or redevelop for high-density residential.

Solutions
• Add strategies in the Plan relating to undeveloped land for residential uses.
• Add strategies in the Plan relating to redevelopment for residential uses.
Confidence in the Plan

**Issue**
Residents and businesses need to have confidence in the Plan’s strategies for undeveloped land and redevelopment and that changes to the Plan are properly vetted.

**Solutions**
- Add specificity relating to what type of development and how much is appropriate.
- Establish mechanisms for greater public awareness and engagement.
Locations of High Density Residential

**Issue**
Greatest concerns stem from high-density residential development.

**Solutions**
- Areas deemed appropriate for HDR should be designated as “Special Planning Areas” with a maximum DUA.
- All proposals to add HDR outside the planning areas or DUA requirements should go through a review process.
Land Use Category Specificity

Issue

Existing Future Land Use Categories do not give residents confidence housing choice will be implemented at the appropriate density and scale with existing neighborhoods.

Solutions

• Revise the Future Land Use Categories to specify:
  – Housing types
  – Housing mix
  – Density
  – Design Considerations
Redevelopment of Aging Commercial Centers

**Issue**
Land prices and the market are unlikely to support redevelopment of retail centers without adding new housing at a density greater than that of a typical single-family neighborhood.

**Solutions**
- Allow for Middle Housing in the redevelopment of retail centers with appropriate housing types, mix, density, and design guidelines.
Housing Homework Results
Housing Homework Results

Three Tasks:

1. Suggest revisions to the Housing Policies in Plano Tomorrow, if applicable.

2. Suggest revisions to the proposed housing menu, if applicable.

3. Suggest revisions to the Future Land Use Categories in Plano Tomorrow, if applicable.
Housing Homework Results

Respondents:
1. Jaci Crawford
2. Michael Lin
3. Jim Dillavou
4. Carolyn Doyle
5. Larry Howe
6. Salvator La Mastra
7. Hilton Kong
8. Yoram Solomon
Housing Homework Results

Task 1

Suggest revisions to the Housing Policies in Plano Tomorrow, if applicable.

Actions with Majority Concern:
LU1, LU6, LU9, RTC4, UL1, TOD1, NC2, NC5, RNC1, PG3
Land Use (LU) Policy: Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.

**Action LU1**: Review and evaluate the Zoning Ordinance and make appropriate amendments based on the policies of the Comprehensive Plan.

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Jaci Crawford</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>The Tomorrow has dramatically changed the land usage for the original 1982 plan. There have been amendments to that plan since which increase the number of units per acre.</td>
</tr>
<tr>
<td>Suggestion?</td>
<td>Reduce the number of housing units per acre</td>
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<table>
<thead>
<tr>
<th>Respondent</th>
<th>Michael Lin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>No</td>
</tr>
<tr>
<td>Suggestion?</td>
<td></td>
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<table>
<thead>
<tr>
<th>Respondent</th>
<th>Jim DiLavou</th>
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</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>Each zoning change should be required to go through a formal zoning change request on a parcel by parcel basis. When there is only a small amount of undeveloped land in Plano, each parcel affects nearby properties. The Future land use map is not an acceptable basis for approving zoning changes. Nearby owners should have the right to challenge and object to zoning changes and that is not possible if blanket changes are made.</td>
</tr>
<tr>
<td>Suggestion?</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Carolyn Doyle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>Yes.</td>
</tr>
<tr>
<td>Suggestion?</td>
<td>Single-Family Residence detached standards – Buildings with 3 levels or greater require elevator installations. Special Use Permits (S11) – Why only 10 vehicle inventory maximum for New Auto Dealers? Is this to discourage new dealerships?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Larry Howe</th>
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</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>No</td>
</tr>
<tr>
<td>Suggestion?</td>
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</table>

**Action LU6**: Create regulations that incentivize the redevelopment of underperforming retail and multifamily development.

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Jaci Crawford</th>
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</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>What would replace underperforming retail? Would retail still remain?</td>
</tr>
<tr>
<td>Suggestion?</td>
<td>Not replace with more multi-family</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Michael Lin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>Yes, why only retail and multifamily?</td>
</tr>
<tr>
<td>Suggestion?</td>
<td>Would suggest more than just retail and multifamily. There are parks, neighborhood centers, other residential areas, etc. that could also use redevelopment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Jim DiLavou</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>Cash and / or tax statements should not be offered by the City - the landlord is already incentivized to redevelop the property if it is underperforming. An exception could be considered if it involves conversion of a significant amount of land to Greenspace.</td>
</tr>
<tr>
<td>Suggestion?</td>
<td></td>
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<table>
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<tr>
<th>Respondent</th>
<th>Carolyn Doyle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern?</td>
<td>No. Agree with statement to incentivize with no money attached.</td>
</tr>
<tr>
<td>Suggestion?</td>
<td></td>
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<td>Concern?</td>
<td>No</td>
</tr>
<tr>
<td>Suggestion?</td>
<td></td>
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</tbody>
</table>
Actions with Majority Concern:

• LU1 | Review and evaluate the **Zoning Ordinance** and make **appropriate amendments** based on the policies of the Comprehensive Plan.

• LU6 | Create **regulations** that **incentivize** the **redevelopment** of underperforming retail and multifamily development.

• LU9 | Develop quality **criteria** for review for **mixed-use developments** and update as necessary.
Actions with Majority Concern:

• RTC4 | Develop design guidelines adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

• UL1 | Develop Criteria for Review of Undeveloped Land and update as necessary.

• TOD1 | Develop Criteria for Review of Transit-Oriented Developments and update as necessary.
Actions with Majority Concern:

• NC2 | **Implement the recommendations** adopted from the **Housing Value and Retention Analysis study**.

• NC5 | **Study** current **housing options**, identify gaps in the housing inventory and formulate recommendations **to address deficiencies**.
Actions with Majority Concern:

• RNC1 | Conduct a study that identifies retail corner redevelopment opportunities and includes resident input for desired businesses and land use activities.

• PG3 | If required, rezone land at preferred growth and redevelopment locations to accommodate future growth recommendations.
Housing Homework Results

Task 2
Suggest revisions to the proposed Housing Menu, if applicable.
### Plano Tomorrow

#### HOUSING TYPES MENU

**DRAFT | March 3, 2020**

The following housing types illustrate the range of housing options that may be compatible in Plano’s neighborhoods or mixed-use activity centers. The descriptions below provide guidelines for the typical setting, density, and design of all the housing types. Refer to the Future Land Use Descriptions for locations where these types of housing may be appropriate in Plano.

### SINGLE-FAMILY DETACHED | 1-10 DWELLING UNITS PER ACRE

**DESCRIPTION**
A residence designed for one or two families, ranging from rural ranches and estates to the traditional suburban setting. Homes are typically 1 to 2 stories in height with garages and two parking spaces.

**PRODUCT TYPES**
- Rambler
- Ranch Home
- Bungalow
- Traditional
- Single Family
- Duplex

### SINGLE-FAMILY ATTACHED | 7-12 DWELLING UNITS PER ACRE

**DESCRIPTION**
A building with 3-10 dwelling units, where each unit is located on its own individual lot and shares one or more walls with other units. Generally two stories in height with garages and two parking spaces for each unit located in a traditional suburban setting.

**PRODUCT TYPES**
- Traditional
- Townhomes

### MIXED-USE SINGLE-FAMILY | 7-15 DWELLING UNITS PER ACRE

**DESCRIPTION**
A small lot, single-family residence attached or detached, clustered or scattered, and located in a variety of activity centers where mixed-use types are in close proximity to shopping, dining, office and entertainment areas. Generally 3 to 5 stories in height with two parking garages spaces per unit.

**PRODUCT TYPES**
- Small Lot
- Small Lot Single Family
- Duplex

### GARDEN-STYLE MULTI-FAMILY | 10-20 DWELLING UNITS PER ACRE

**DESCRIPTION**
Traditional apartment complexes that typically consist of ten 1 or 2 units, multiple buildings, and are located in a variety of good settings. Generally 2 stories in height with walk-up entrances and may include garages.

**PRODUCT TYPES**
- Traditional
- Condominiums

### MAIN STREET-STYLE MULTI-FAMILY | 21-50 DWELLING UNITS PER ACRE

**DESCRIPTION**
Apartments or condominiums located within, or in walkable proximity, mixed-use or transit-oriented developments. Generally 3 to 5 stories in height, with or without retail use on the first floor. Parking is available in multi-level garages and on-street parking spaces.

**PRODUCT TYPES**
- Apartments
- Condominiums
- Mixed-Use Buildings

### MID-RISE MULTI-FAMILY | 50-100 DWELLING UNITS PER ACRE

**DESCRIPTION**
Apartments or condominiums located within, or in walkable proximity, mixed-use or transit-oriented developments. Generally 5 to 10 stories in height, with or without retail use on the first floor. Parking is available in multi-level garages and on-street parking spaces.

**PRODUCT TYPES**
- Apartments
- Condominiums
- Mixed-Use Buildings

### HIGH-RISE MULTI-FAMILY | UP TO 150 DWELLING UNITS PER ACRE

**DESCRIPTION**
Apartments or condominiums located within, or in walkable proximity, mixed-use or transit-oriented developments. Generally 11 or more stories in height, with or without retail use on the first floor. Parking is available in multi-level garages and on-street parking spaces.

**PRODUCT TYPES**
- Apartments
- Condominiums
- Mixed-Use Buildings

### RETIREMENT HOUSING | 12+ DWELLING UNITS PER ACRE

**DESCRIPTION**
A building or group of buildings that provide multiple residences to seniors, with or without medical care and supporting services. Generally 2 stories in height with surface parking.

**PRODUCT TYPES**
- Apartments
- Condominiums
- Independent

### MIDDLE HOUSING | 75-150 DWELLING UNITS PER ACRE (DU/AC)

**DESCRIPTION**
Middle housing provides a diversity of low, row houses, and smalltown housing, ranging from duplexes to townhouses, which complement single-family and commercial neighborhoods. These housing products provide communities with a greater spectrum of price points, access to local amenities, and additional housing options to individuals and families. The following are typical examples of middle housing products that would be included in Plano.

- **BACKYARD COTTAGE**
  - Size: 400 sq ft
  - Double Story: 650 sq ft
  - One Bedroom
  - One Bathroom

- **LVE/WORK UNITS**
  - Size: 400 sq ft
  - Double Story: 650 sq ft
  - One Bedroom
  - One Bathroom

- **COURTYARD APARTMENTS**
  - Size: 250 sq ft
  - One Bedroom
  - One Bathroom

- **TRIPLEX/FOURPLEX**
  - Size: 400 sq ft
  - Three Bedroom
  - Two Bathrooms

- **BUNGALOW COURT**
  - Size: 200 sq ft
  - One Bedroom
  - One Bathroom
Housing Menu: A proposed idea to address and add specificity to housing in Future Land Use Categories and Map
### HOUSING

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Compatibility as a New Use</th>
</tr>
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<tbody>
<tr>
<td>SF-Detached</td>
<td>☐ ☐ ☐ ☐ ☐</td>
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<tr>
<td>SF-Attached</td>
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</tr>
<tr>
<td>Mixed-Use SF</td>
<td>☐ ☐ ☐ ☐ ☐</td>
</tr>
<tr>
<td>Middle Housing</td>
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</tr>
<tr>
<td>Garden-Style MF</td>
<td>☐ ☐ ☐ ☐ ☐</td>
</tr>
<tr>
<td>Main Street-Style MF</td>
<td>☐ ☐ ☐ ☐ ☐</td>
</tr>
<tr>
<td>Mid-Rise MF</td>
<td>☐ ☐ ☐ ☐ ☐</td>
</tr>
<tr>
<td>High-Rise MF</td>
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<tr>
<td>Retirement Housing</td>
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### EMPLOYMENT

<table>
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<th>Employment Type</th>
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<td>Office</td>
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<tr>
<td>Retail</td>
<td>☐ ☐ ☐ ☐ ☐</td>
</tr>
<tr>
<td>Service</td>
<td>☐ ☐ ☐ ☐ ☐</td>
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</tbody>
</table>
Single-Family Detached

• 4 = No Concern
• 1 = Concern
  – Number of families living on a SF Lot
Single-Family Attached

- 4 = No Concern
- 1 = Concern
  - Number per acre
Mixed-Use Single-Family

• 3 = No Concern
• 2 = Concern
  – Number
  – Consider changing “close proximity” to “walkable proximity” ….
Garden-Style Multifamily

• 4 = No Concern
  – No, though the word “generally” may be of concern to others

• 1 = Concern
  – No multi-family. We already have significant number existing and what is coming online.
Main Street-Style Multifamily

- **3 = No Concern**
  - No, though the word “generally” may be of concern to others

- **2 = Concern**
  - Number of units
  - Maybe. Will building higher than 2 levels require elevators?
Mid-Rise Multifamily

• 4 = No Concern
  – No, though the word “generally” may be of concern to others

• 1 = Concern
  – Number of units
High-Rise Multifamily

• 4 = No Concern
  – No, though the word “generally” may be of concern to others

• 1 = Concern
  – Number of Units
Retirement Housing

• 4 = No Concern
  – No, though the word “generally” may be of concern to others

• 1 = Concern
  – Number of 55 or over appts with no supportive services
Backyard Cottages

• 3 = No Concern
  – No – it will be interesting to see if ADUs are built

• 3 = Concern
  – Size of bldg. and number of residents. Parking
  – Are often substandard and poorly maintained
  – I don't see many locations in Plano where there is room on the lot for a cottage or garage apartment. This should not be allowed in Plano.
Live/Work Units

• 2 = No Concern
• 3 = Concern
  – Size of bldg. and number of residents. Parking.
  – Does the residential portion have to be owned/leased by the same entity? This reduces homeownership opportunities.
  – Concern if this type of resident replaced a corner retail space due to the 2nd or 3rd floor apartment overlooking a neighborhood behind it and looking down into their backyards.
    › This type of dwelling should have a lot of restriction.
Courtyard Apartments

• 5 = No Concern
  – Unless replacing an aging complex, no apts.

• 0 = Concern
Triplex/Fourplex

• **4 = No Concern**
  – Not a problem so long as these are part of an original development. It would be inappropriate to allow such structures in existing single-family neighborhoods whether by conversion of existing homes or teardown and redevelopment of existing homes.

• **2 = Concern**
  – Number of bldgs. Replacing in traditional neighborhood.
    › Make sure appropriate to existing neighborhoods.
  – Can’t the entries be separate?
Bungalow Court

- 4 = No Concern
- 1 = Concern
  - Number of units per acre
    - Allow adequate green space
Housing Homework Results

Task 3

Suggest revisions to the Future Land Use Categories in Plano Tomorrow, if applicable.

Categories with Majority Concern:
None
Neighborhoods (N)
Neighborhood Centers (NC)
Regional Centers (RC)
Compact Complete Centers (CCC)
Transit Corridor (TC)
Expressway Corridors (EXC)
Employment Centers (EC)
Housing Homework Results

Opportunity for Discussion:
Do any CPRC members wish to comment on anything related to the homework?
CPRC Perspectives on Plano Tomorrow
Plano Tomorrow – Discussion

Consider

• What are some good components of the Plan?
• What issues do you have with the existing plan?
• What overarching changes would you make to the document?
Next Meeting

Begin Transportation Topic

• Review and Discuss High-Level Transportation Issues
• Review Transportation Policies in Plano Tomorrow
• Approval to Start Drafting Transportation Solutions
Next Steps

- Prepare for the next meeting
  - Date: Tuesday, April 21, 2020
  - Time: 6:00 p.m.
  - Location: Virtual Meeting
  - Topic: Transportation
    - Transportation Issues
    - Transportation Policy Identification
    - Approval to Begin Formulating Solutions
Thank you
For more information, please visit www.PlanoCompPlanReview.org