

*Plano Tomorrow Comprehensive Plan*  
 Context, Policies, and Action Statements Relating to Density, Land Use, and Growth Management  
 Consolidated CPRC Feedback with Staff Recommendations  
 CPRC Meeting Date: September 15, 2020

**Regionalism – Population Growth (Bundle 20)**

<b>Population Growth (Bundle 20)</b>	
<p><b><u>WEBSITE CONTEXT</u></b>                      Per CPRC vote on <u>7/7/2020</u></p>	<p>By <del>2035</del><u>2045</u>, the <del>region's population</del><u>DFW area</u> is expected to increase by <del>3-4</del> million people and the City of Plano <del>intends</del> <u>is likely</u> to accommodate a portion of this population growth. With established city boundaries <u>and limited undeveloped land</u>, Plano will need to identify areas <u>appropriate for additional-new housing and redevelopment</u><del>since there is little undeveloped land remaining</del>. This increased regional population will also have an impact on the area's transportation network although infill and urban development are more efficient than continued regional expansion.</p> <p><i>The Committee recommended the language above as part of Bundle 6. This website context is currently pending before P&amp;Z.</i></p>
<p><b><u>POLICY</u></b>                      Per CPRC vote on <u>7/7/20</u></p>	<p>Plano will <del>accommodate</del> <u>plan for</u> regional population growth in identified areas while preserving the suburban character of the community.</p> <p><i>The Committee recommended the language above as part of Bundle 6. This policy is currently pending before P&amp;Z.</i></p>
<p><b><u>PG1) ORIGINAL</u></b></p> <p>Crawford, La Mastra, &amp; Wilson</p> <p>Staff Rec.</p>	<p>Develop a policy on new growth based on the Growth and Change map, which identifies appropriate locations for growth and redevelopment opportunities.</p> <p><del>Develop a policy on new growth based on the Growth and Change map, which identifies appropriate locations for growth and redevelopment opportunities.</del></p> <p>Staff recommends delaying consideration of this item until after review of the Future Land Use and Growth and Change maps and related land use policies.  <i>(Note: This action may no longer be necessary based on direction from the September 19, 2020, workshop.)</i></p>

**Commented [CW1]:**  
**Erin Dougherty:** I don't currently have suggested revisions or comments for bundle 20.

**Larry Howe:** At this time, I am satisfied with Bundles 12-22 as provided in the email from Christina Sebastian on July 22nd.

**Mary Jacobs:** I have reviewed Bundles 12-22 and have no suggested changes - I approve of them as they currently stand.

**Hilton Kong:** I support the remaining items as they currently exist in the comprehensive plan.

**Michael Lin:** I'm good with the bundle as is

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<p><b>PG2)</b> <b>ORIGINAL</b></p>	<p><b>Review the Growth and Change map and Future Land Use Map every two years and amend growth recommendations as development trends and conditions change.</b></p>
<p>Crawford, La Mastra, &amp; Wilson</p>	<p><del>Review the Growth and Change map and Future Land Use Map every two years and amend growth recommendations as development trends and conditions change.</del></p>
<p>Dillavou</p>	<p>Review the Growth and Change map and Future Land Use Map every <del>two-five</del> years and <u>seek public input as to whether amend growth recommendations as development trends and conditions changes are appropriate.</u></p>
<p>Shockey</p>	<p>Review the Growth and Change map and Future Land Use Map every two years and amend growth recommendations as development trends and conditions change. <u>Seek citizen input and feedback regarding any amendments.</u></p>
<p>Solomon</p>	<p>Review the Growth and Change <del>map-Map</del> and Future Land Use Map every two years and amend growth recommendations as development trends and conditions change.</p>
<p>Staff Rec.</p>	<p>Review the Growth and Change <del>map-Map</del> and Future Land Use Map every <del>two-five</del> years and <u>seek public input on amending</u> growth recommendations as <u>a result of</u> development trends and <u>changing</u> conditions <del>change</del>.</p>
<p><b>PG3)</b> <b>ORIGINAL</b></p>	<p><b>If required, rezone land at preferred growth and redevelopment locations to accommodate future growth recommendations.</b></p>
<p>Crawford, La Mastra, &amp; Wilson</p>	<p><del>If required, rezone land at preferred growth and redevelopment locations to accommodate future growth recommendations.</del></p>
<p>Dillavou</p>	<p>If <del>required</del> <u>community consensus dictates</u>, <del>rezone-evaluate</del> land at preferred growth and redevelopment locations <del>to accommodate future growth recommendations</del> <u>for potential rezoning while respecting existing neighborhoods.</u></p>
<p>Shockey</p>	<p>If <del>required</del> <u>appropriate</u>, rezone land at preferred growth and redevelopment locations to accommodate future growth recommendations <u>that compliment neighborhood character and suburban lifestyles.</u></p>
<p>Solomon</p>	<p>If required, rezone land at preferred growth and redevelopment locations to accommodate future growth recommendations <u>subject to the policy above.</u></p>
<p>Staff Rec.</p>	<p><del>If required, rezone land at</del> <u>Evaluate the potential of</u> preferred growth and redevelopment locations to accommodate <u>anticipated future-growth recommendations in a way that compliments and respects existing neighborhoods. Consider City initiation of rezoning at these locations.</u></p>

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<p><b>PG4)</b> <b><u>ORIGINAL</u></b></p> <p>Crawford, La Mastra, &amp; Wilson</p> <p>Shockey</p> <p>Staff Rec.</p>	<p><b>Collaborate with neighboring cities to determine compatibility with residential development policies.</b></p> <p><del>Collaborate with neighboring cities to determine compatibility with residential development policies.</del></p> <p>Collaborate with neighboring cities to determine compatibility with residential development policies. <a href="#">When differences are determined, advocate for changes beneficial to Plano citizens and institutions.</a></p> <p>Collaborate with neighboring cities to determine compatibility with residential development policies. <a href="#">Whenever possible, seek solutions that are mutually beneficial.</a>  <i>(Note 1: See Guiding Principles regarding advocacy.                      Note 2: It is in the best interest of current and future Plano residents to have the land use and zoning practices of neighboring cities be as congruent as possible with the city of Plano. To that end, communication between officials and staff among neighboring cities is helpful.)</i></p>
<p><b>PG5)</b> <b><u>per CPRC vote on 7/21/2020</u></b></p>	<p>Coordinate with the North Central Texas Council of Governments to ensure Plano's projected residential development is included within regional traffic modeling.</p> <p><i>The Committee recommended the language above as part of Bundle 6. This action is currently pending before P&amp;Z.</i></p>
<p><b>PG6)</b> <b><u>ORIGINAL</u></b></p> <p>Crawford, La Mastra, &amp; Wilson</p> <p>Staff Rec.</p>	<p><b>Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.</b></p> <p><del>Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.</del></p> <p>Staff recommends the original action language.  <i>(Note: It is in the best interest of current and future Plano residents to have officials and staff that are knowledgeable and informed regarding these issues.)</i></p>

**Note:** Portions of this Bundle are considered Bundle 6. Bundle 6 was approved on 7.7.2020 to be sent to P&Z for review.