

**Redevelopment & Growth Management (Bundle 24)**

| Redevelopment & Growth Management (Bundle 24)                                 |  |
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| <p><b>WEBSITE CONTEXT</b><br/> <b>As Presented</b><br/> <b>11/20/2020</b></p> | <p><b>Due to the limited amount of undeveloped land and high demand for development in Plano, there is significant pressure for new growth and redevelopment 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 character of established neighborhoods within the city.</b></p> <p><b>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 active engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.</b></p>   |
| <p>Dillavou</p>   | <p>Due to the limited amount of undeveloped land and high demand for development in Plano, there is significant pressure for new growth and redevelopment in many parts of the city. <u>Plano has had a long-standing policy of prioritizing land uses that generate high quality employment opportunities and redevelopment should continue to emphasize this priority.</u> Although <del>this is positive</del> <u>redevelopment may be necessary</u> for sustaining <u>reinvestment quality</u> and continuing vitality of the community, zoning requests also often include some component of higher density residential and/or higher intensity commercial uses in close proximity to established, lower-density neighborhoods. This creates tension between <del>two major priorities for the city: creating a business friendly environment that promotes a healthy economy</del> <u>a land owner's desires to maximize development</u> and conserving the existing character of established neighborhoods within the city.</p> <p>To address these priorities effectively, the process for zoning changes in Plano needs to manage change in a way that encourages collaboration, <del>and</del> <u>and respect</u> between land owners <u>and developers</u> <del>making</del> <u>proposing</u> 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 active engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.</p> |

**Commented [CS1]:**  
**Jeff Beckley:** I support the concept of Bundle 24. However, I am concerned that this may have the unintended consequence of adding bureaucratic hurdles (esp. the Density Guidance Map and the community forums) that will limit responsible development, restrict attainable housing options, and adversely affect economic development and employment growth.

Redevelopment projects will be naturally challenging with the complexities of appreciated land values, fractional ownership, and existing tenant agreements. We need to be mindful of the dampening effect of too much regulation.

**Jim Dillavou:** high density residential is not necessarily business friendly nor does it necessarily promote a healthy economy]

**Mary Jacobs:** I have read this and agree with the statements

**Jack Liu:** The whole bundle can be removed, for it is out of the scope of Comprehensive Plan. The city or the P&Z committee can propose new zoning ordinance as well as new zoning and design guideline if needed. However, it should not be a mandate from the CPRC.

**Commented [CS2]:**  
**Jim Dillavou:** Land Owners made their investments based on existing zoning (or should have). Developers typically make their investment based on current zoning or contingent upon the owner receiving a zoning change. Sometimes a developer speculates that he can profit from getting a zoning change. If its speculation, that is not a community concern.

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| La Mastra                                     | <p>Due to the limited amount of undeveloped land and high demand for development in Plano, there is significant pressure for new growth and redevelopment in many parts of the city. Although this is positive for sustaining reinvestment and continuing vitality of the community, <a href="#">Plano should balance the redevelopment requests with the traditional suburban character of the city and not allow the pressures of housing demand turn Plano into a high density urban environment.</a> 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 character of established neighborhoods within the city.</p> <p>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 active engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.</p> |
| Shockey                                       | <p>Due to the limited amount of undeveloped land and high demand for development in Plano, there is significant pressure for new growth and redevelopment 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 <del>two major priorities for the city: creating a business-friendly environment that promotes a healthy economy</del> <a href="#">the land owners and developers seeking to maximize their investment</a>, and <del>conserving the the existing</del> <a href="#">suburban</a> neighborhoods within the city.</p> <p>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 <del>making</del> <a href="#">proposing</a> 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 active engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.</p>   |

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| Solomon                                       | <p>Due to the limited amount of undeveloped land and high demand for development in Plano, there is significant pressure for new growth and redevelopment 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 (<a href="#">or physically tall</a>) residential and/or high intensity commercial uses in close proximity to established, lower-density (<a href="#">or physically low-height</a>) 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 character of established neighborhoods within the city.</p> <p>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. <a href="#">Truly eEngaging</a> 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 active engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.</p> |
| <b><u>POLICY As Presented 11/20/2020</u></b>  | <p><b>Plano will require new growth and redevelopment to respect the unique development patterns, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.</b></p>   |
| Wilson  | <p>Plano will require new growth and redevelopment to respect the <a href="#">quality of life of its citizens</a>— <del>unique development patterns, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.</del></p>  |

**Commented [CW3]:**  
**Larry Howe:** Based on the level of buildout of Plano is (or would) this policy considered a best practice by the American Planning Association (or other professional organizations) based on lessons learned from other cities? Are there any cities in North Texas or other parts of Texas that have already implemented this type of policy? If so, what has been their experience so far?

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| <b>RGM1)</b><br><b>As Presented 11/20/2020</b> | <b>Update the Zoning Ordinance to include procedures for zoning requests that exceed the density guidelines established in the Density Guidance Map.</b>   |
| Dillavou                                       | Update the Zoning Ordinance to include <a href="#">the additional</a> procedures for zoning requests that exceed the density guidelines established in the Density Guidance Map. <a href="#">Consider whether additional procedures should also be adopted for zoning change requests that fall within the guidelines but change usage from residential to commercial or vice versa.</a> |
| La Mastra                                      | Update the Zoning Ordinance to <del>limit</del> <a href="#">include</a> procedures for zoning requests that exceed the density guidelines established in the Density Guidance Map.   |
| Solomon  | Update the Zoning Ordinance to include procedures for zoning requests that exceed the density <a href="#">and height</a> guidelines established in the Density <a href="#">and Height</a> Guidance Map.  |
| Wilson   | Update the Zoning Ordinance to include procedures for zoning requests that exceed the density guidelines established in the Density Guidance Map. <a href="#">Incorporating procedures for direct citizen input.</a>   |
| <b>RGM2)</b><br><b>As Presented 11/20/2020</b> | <b>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. <a href="#">[See link to ordinance as a model here.]</a></b>  |
| Shockey  | 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 <a href="#">to seek input and determine community support.</a>  |
| Solomon  | 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. <a href="#">The process should genuinely seek input from interested citizens, and project what those citizens' wishes are, when insufficient input is provided.</a>                  |

**Commented [CW4]:**  
Larry Howe: OK with this action statement.

**Commented [CW5]:**  
Jim Dillavou: Separate comments and discussion of this model should be held by the CRPC

Larry Howe: OK with this action statement.

Sara Wilson: Not just adjacent neighborhoods, but ALL neighborhoods that are nearby. The process should be implemented so that individual homeowners and citizens are given full information about the request and the impact on the community in layman's terms. The process should be extremely easy for the individual homeowners and citizens to navigate to voice their opinions. Third party organizations, such as HOA board members, should be considered as representing themselves as an individual citizen and not as the spokesperson for an entire community. This will dissipate biased disinformation and the homeowners will be able to provide educated feedback.

**Commented [CW6]:**  
Yoram Solomon: I have noticed instances in which the citizens' input was sought just to be able to say that input was sought. Getting input by the President of the adjacent HOA does not constitute genuine input of the citizens, unless a significant percentage of the residents of that HOA specifically weighed in on that process and directed the HOA President to specifically speak on their behalf. Serving many years on the board of our HOA, some of which as President, I can tell you that it is hard to even meet the 20% quorum requirement for the annual meeting, let alone to weigh in on a development.

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| <b><u>RGM3)</u></b><br><b><u>As Presented</u></b><br><b><u>11/20/2020</u></b> | <b>Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.</b>  |
| Dillavou  | Develop zoning and design guidelines <del>incentivizing</del> <u>intended to maintain Plano's ratio of single family to multi-family housing consistent with ratios of DFW, Texas and national averages. Consider options such as smaller lot</u> single-family housing options compatible with current market conditions and community needs <u>to help achieve these goals.</u> |
| La Mastra   | Develop zoning and design guidelines incentivizing single-family housing options <u>in Plano that are compatible with ratios in the DFW area, the state and nationwide. Promote single family starter homes, garden homes and senior homes</u> <del>current market conditions and community needs.</del>  |
| Shockey   | Develop zoning and design guidelines <del>incentivizing</del> <u>encouraging</u> single-family housing options compatible with current market conditions and community needs.   |
| Solomon   | <del>Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.</del>  |
| Wilson  | Develop zoning and design guidelines incentivizing single-family housing options compatible with <del>current market conditions and</del> community needs.  |
| <b><u>RGM4)</u></b><br><b><u>As Presented</u></b><br><b><u>11/20/2020</u></b> | <b>Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.</b>  |
| Shockey   | Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, <u>and</u> green space, <del>and pedestrian connectivity.</del>   |
| Wilson  | Revise regulations and administrative procedures to ensure new residential <del>and mixed-use development</del> provides sufficient public open space, green space, and pedestrian connectivity.  |

**Commented [CW7]:**  
 Larry Howe: Replace "single-family housing" with "family housing".  
 And maybe language to incentivize housing ownership.

**Commented [CW8]:**  
 Yoram Solomon: Why are we calling out only one type of housing?

**Commented [CW9]:**  
 Larry Howe: OK with this action statement.

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| <p><b><u>RGM5)</u></b><br/><b><u>As Presented</u></b><br/><b><u>11/20/2020</u></b></p> | <p>Ensure that any rezoning request for multi-use or infill residential development requires key design features in phases 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 any new residents, including, but not limited to open/green space, amenities, street enhancements, and trails.</p>  |
| <p>Wilson</p>  | <p>Ensure that any rezoning request for <del>multi-use or</del> infill residential development requires key design features in phases 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 any new residents, including, but not limited to open/green space, amenities, street enhancements, and trails.</p>   |
| <p><b><u>RGM6)</u></b><br/><b><u>As Presented</u></b><br/><b><u>11/25/2020</u></b></p> | <p>In any Future Land Use Category where a use is considered compatible in limited circumstances (in Dashboard rating of Compatibility of New Uses), petitioners for rezoning must provide an evaluation of alignment with the following Favorable Features of Development. Developers will provide the following analysis relating to their proposal as part of their petition. This data should be backed by current, local data and studies from related professions, whenever available. City staff may also make related information available.</p> <p>Consideration of requests will include the results of such analysis compared to the current use of the property, annualized over the past year. An analysis of Favorable Features of Development may include, but is not limited to:</p> <ol style="list-style-type: none"> <li>i. Is there adequate infrastructure (roadways, utilities, drainage, etc.) to serve the area?</li> <li>ii. Will the request require significant increases in public safety resources (police, fire/rescue, EMT) to adequately serve the area?</li> <li>iii. Is the request consistent with an adopted small area plan? If so, is it compliant with the plan?</li> <li>iv. Has the applicant engaged surrounding property owners and residents about the request per city requirements?</li> <li>v. Does the request comply with the Expressway Corridor Environmental Health Policy?</li> <li>vi. How does demand for services (cost) relate to tax revenue generated by the project? Are there non-financial returns to the community, due to the project meeting established city goals? If so, what?</li> <li>vii. Additionally, for residential requests:             <ol style="list-style-type: none"> <li>a. Will future residents of the area have sufficient access to city services (parks, libraries, etc.)?</li> <li>b. Do schools have the necessary capacity to serve increases in population as a result of the request?</li> </ol> </li> </ol> <p>(continued on next page)</p> |

**Commented [CW10]:**  
Larry Howe: OK with this action statement.

**Commented [CS11]:**  
Larry Howe: RGM6 –re-introduced after email homework sent

How does the approach of having a “Favorable Features of Development” criteria requirement align with best practices of American Planning Association (or other professional organizations) based on lessons learned from other cities?

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|   | <b>City staff may determine the appropriate parameters and methodology for developers to use in responding to the requirements above and standards for housing and employment uses may differ.</b> |
| <a href="#">RGM7</a>                          | <i>This action was not originally presented as part of this bundle. The comment below is proposed as an additional action.</i>   |
| Solomon                                       | <a href="#">Ensure that any rezoning requests will take into consideration the impact on the city budget and its ability to collect property tax.</a>  |

**Commented [CW12]:**  
**Yoram Solomon:** We need to make sure that whatever is build in the city will at least be tax/budget neutral, instead of increasing tax not enough to cover the added requirements in the budget to address it once it's built.