

*Plano Tomorrow Comprehensive Plan*  
Policies and Action Statements Relating to Transportation  
Consolidated CPRC Feedback with Staff Recommendations  
CPRC Meeting Date: June 30, 2020  
**The Built Environment – Land Use (Bundle 4)**

<b>Land Use (Bundle 4)</b>	
<b><u>ORIGINAL WEBSITE CONTEXT</u></b>	<b>Zoning has played an important role for cities in addressing the issue of land use compatibility. The city's Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide greater housing and employment choices, Plano will support a system of organized land use where new and redevelopment areas respect existing neighborhoods and businesses.</b>
<b><u>As revised 6/16/2020</u></b>	<b>Zoning has played an important role for cities in addressing the issue of land use compatibility. The city's Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide <b>greater quality</b> housing and employment choices, Plano will support a system of organized land use where new and redevelopment areas respect existing neighborhoods and businesses.</b>
Bronsky	Zoning has played an important role for cities in addressing the issue of land use compatibility. The city's Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide quality housing and employment choices, Plano will support a system of organized land use where new and redevelopment areas respect <b>and protect</b> existing neighborhoods and businesses.
Staff Rec.	Zoning has played an important role for cities in addressing the issue of land use compatibility. The city's Future Land Use and Growth and Change Maps, key components of the Plano Tomorrow plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable. Mixed use developments can provide benefits to fitness, public health and safety, as well as improved municipal services. To provide a variety of housing and employment choices aligned with the market, Plano will support a system of organized land use where new and redevelopment areas respect viability and quality of life for existing neighborhoods, businesses, and institutions.

**Commented [CS1]:**  
**Hilton Kong:** I prefer the original versions of the Roadways/Traffic theme (bundles 1-3) and Land Use/Transportation themes (bundles 4-6), but will support as amended and presented  
  
**Michael Lin:** I had no comments on the original version of the bundles. All my comments refer to changes to the original versions.

**Commented [CS2]:**  
**Michael Lin:** What impact does changing "greater" to "quality" have on planning for housing? What about employment? What does it mean? Does it have an impact on preventing development of housing?  
  
Additionally, what is the definition of quality housing? What counts as quality employment?

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	<i>(Note: Staff is unsure how to consistently interpret “protect” in the context of design standards beyond or different from the level of deference in the existing language “respect”.)</i>
<b><u>ORIGINAL POLICY</u></b>	<b>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.</b>
<b><u>As revised 6/16/2020</u></b>	<b>Plano will support a system of organized land use to provide <u>quality</u> housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.</b>
Bronsky	Plano will support a system of organized land use to provide quality housing and employment choices, where new and redevelopment areas respect <u>and protect the quality of life of the</u> existing neighborhoods and businesses.
Solomon	Plano will support a system of organized land use to provide quality housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses. <u>considering school capacity and regional housing supply and demand.</u>
Staff Rec.	Plano will support a system of organized land use to provide a variety of housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.
<b><u>LU1)</u></b>	<<To Be Discussed with Different Topic>>
<b><u>LU2)</u></b>	<<To Be Discussed with Different Topic>>

**Commented [CS3]:**  
**Michael Lin:** What impact does changing "greater" to "quality" have on planning for housing? What about employment? What does it mean? Does it have an impact on preventing development of housing?  
Additionally, what is the definition of quality housing? What counts as quality employment?

**Commented [CS4]:**  
**Yoram Solomon:** Probably getting ahead of myself here, but I would like to see P&Z approving higher density housing where school capacity is low, and lower density housing where school capacity is high. Furthermore, I'd like to make sure P&Z does not create too much housing supply that will be out of sync with demand, causing degradation in pricing and quality compared to what was approved. We should also consider REGIONAL supply and demand, as people don't really care too much about living on one side or the other of the city limit (they will care about the school district boundaries more...)

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**Land Use (Bundle 4)**

<b><u>LU3)</u></b> <b><u>ORIGINAL</u></b>	<b>Review development regulations and implement standards that configure development to provide complementary uses and foster good connections using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation.</b>
<b><u>As revised</u></b> <b><u>6/16/2020</u></b>	<b>Review development regulations and implement standards that configure development to provide complementary uses and foster good connections using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation while limiting impacts to existing neighborhoods.</b>
Howe	Review development regulations and implement standards that configure development to provide complementary uses and foster good connections using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation <a href="#">while enhancing the quality of</a> <del>while limiting impacts to</del> existing neighborhoods.
Solomon	Review development regulations and implement standards that configure development to provide complementary uses and foster good connections using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation while limiting impacts to existing neighborhoods.
Staff Rec.	Review development regulations and implement standards that configure development to provide complementary uses and foster good connections, using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation, that enhance the quality of neighborhoods.
<b><u>LU4)</u></b>	<<To Be Discussed with Different Topic>>
<b><u>LU5)</u></b>	<<To Be Discussed with Different Topic>>
<b><u>LU6)</u></b>	<<To Be Discussed with Different Topic>>
<b><u>LU7)</u></b>	<<To Be Discussed with Different Topic>>
<b><u>LU8)</u></b>	<<To Be Discussed with Different Topic>>
<b><u>LU9)</u></b>	<<To Be Discussed with Different Topic>>