

**COMPREHENSIVE PLAN REVIEW COMMITTEE  
REGULAR MEETING  
September 1, 2020**

**COMMITTEE MEMBERS PRESENT**

Doug Shockey, Chair  
Jeff Beckley  
Jim Dillavou  
Xinyi Gong  
Richard "Larry" Howe  
Hilton Kong  
Salvator La Mastra  
Jijie "Jack" Liu  
Yoram Solomon  
Sara Wilson

**COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE**

Michael Bronsky, Vice Chair  
Jaci Crawford  
Erin Dougherty  
Carolyn Doyle  
Mary Jacobs  
Michael Lin

**STAFF PRESENT**

Christina Day, Director of Planning  
Michael Bell, Comprehensive Planning Manager  
Christina Sebastian, Lead Planner  
David Powell, Planner  
Steve Andrews, Producer  
Jimmy Vargas, Service Desk Analyst III

**STAFF PRESENT VIA VIDEOCONFERENCE**

Peter Braster, Director of Special Projects  
Lori Schwarz, Director of Neighborhood Services  
Michelle D'Andrea, Deputy City Attorney  
Kelsey Poole, Planner

**FREESE AND NICHOLS CONSULTANTS PRESENT**

Dan Sefko, Project Lead  
Daniel Harrison, Project Manager  
Colton Wayman, Planner

Chair Shockey convened the Committee into the regular meeting on Tuesday, September 1, 2020, at 6:05 p.m. at the Plano Municipal Center Senator Florence Shapiro Chambers and via videoconference. Twelve members were present. Five members were present via videoconference.

Vice Chair Bronsky joined the meeting at approximately 7:45 p.m. via videoconference. Chair Shockey led the Committee in the Pledge of Allegiance.

## ITEMS FOR DISCUSSION

### 1) **Approval of Minutes: August 18, 2020**

Member Beckley raised procedural objections to Bundle 12 being tabled at the August 18, 2020, meeting and requested the tabled items be struck from the minutes and discussed as part of Agenda Item No. 5 or at the following meeting on September 9, 2020. Michelle D'Andrea, Deputy City Attorney, clarified that the Committee has not adopted Robert's Rules of Order or formal meeting procedures and recommended the Committee provide clear direction for the record. Member Liu requested that the minutes be corrected to reflect he voted in opposition to the motion for Bundle 12. Chair Shockey recommended the minutes stand as a factual record of the meeting but this would not prohibit the Committee from continuing discussion of Bundle 12 as part of Agenda Item No. 5. Member Beckley retracted his procedural objection.

MOTION: Upon a motion made by Member Beckley and seconded by Member Kong, the Committee voted 15-0 to approve the August 18, 2020 meeting minutes with the modification requested by Member Liu. Vice Chair Bronsky was not present.

- 2) **CPRC Work Plan Updates** – Dan Sefko gave an overview of the updated Work Plan which includes updated topics, regularly scheduled meetings, and placeholder meetings. Some questions were asked and discussion was held. There were no changes to the Work Plan.
- 3) **Presentation and Discussion: Future Land Use and Growth and Change Maps** – Mike Bell gave a presentation on the background and purpose of the comprehensive plan maps, focused on Future Land Use and Growth and Change Maps. Some questions were asked and discussion was held.
- 4) **Discussion: Four Corner Self-Guided Tour Feedback** – Daniel Harrison provided an overview of results and experiences of the retail corners self-guided tour. Committee members shared their feedback of the tour and discussion was had. Lori Schwarz, Director of Neighborhood Services, answered questions from the Committee and provided additional information.

Chair Shockey called a break at 8:27 p.m. The meeting resumed at 8:37 p.m.

- 5) **Discussion and Consideration: Bundles 16-19 Proposals** – Mr. Sefko then led the Committee in a discussion on Bundles 16-19 and related proposals.

#### Bundle 16 – Transit-Oriented Development

The Committee provided their feedback on Bundle 16 and discussion was held. Peter Braster, Director of Special Projects, answered questions from the Committee and provided additional information.

MOTION: Upon a motion made by Member Solomon and seconded by Vice Chair Bronsky, the Committee voted 9-7 to approve Bundle 16 as presented in Attachment B, with modifications to TOD7 to add “[where appropriate] and beneficial to taxpayers” and add a definition of “land banking” to the glossary. Chair Shockey, and Members Gong, Jacobs, Kong, La Mastra, Lin, and Liu voted in opposition. The motion failed due to a lack of 75% majority.

MOTION: Upon a motion made by Member Kong and seconded by Vice Chair Bronsky, the Committee voted 11-5 to approve Bundle 16 as presented in Attachment B and to add a definition of “land banking” to the glossary. Members Crawford, Dillavou, Gong, La Mastra, and Wilson voted in opposition. The motion failed due to a lack of 75% majority.

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Jacobs, the Committee voted 14-2 to approve Bundle 16 as presented in Attachment B without TOD7 and adding a definition of “land banking” to the glossary. Chair Shockey and Member Gong voted in opposition.

MOTION: Upon a motion made by Member Kong and seconded by Member Howe, the Committee voted 11-5 to approve action TOD7 as presented in Attachment B. Members Crawford, Dillavou, Gong, La Mastra, and Wilson voted in opposition. The motion failed due to a lack of 75% majority.


MOTION: Member Beckley made a motion that TOD7 be postponed. The motion failed due to lack of a second.

MOTION: Upon a motion made by Member Liu and seconded by Member Kong, the Committee voted 13-3 to approve action TOD7 as proposed by Chair Shockey in Attachment A. Members Dillavou, La Mastra, and Wilson voted in opposition.

The Committee agreed to continue discussion on Bundles 17-19 at the September 9, 2020, meeting and reintroducing Bundle 12.

MOTION: Upon a motion made by Member Beckley and seconded by Member Kong, the Committee voted 10-6 to continue the discussion on tabled items from Bundle 12 at the September 9, 2020, meeting. Vice Chair Bronsky and Members Crawford, Dillavou, Gong, La Mastra, and Wilson voted in opposition. The procedural motion was approved.

With no further discussion, Chair Shockey adjourned the meeting at 10:15 p.m.

 9-15-2020  
**Doug Shockey, Chair**