

CITY OF PLANO  
PLANNING & ZONING COMMISSION

December 7, 2020

**Agenda Item No. 8**

**Discussion & Consideration:** Comprehensive Plan Update

**Applicant:** City of Plano

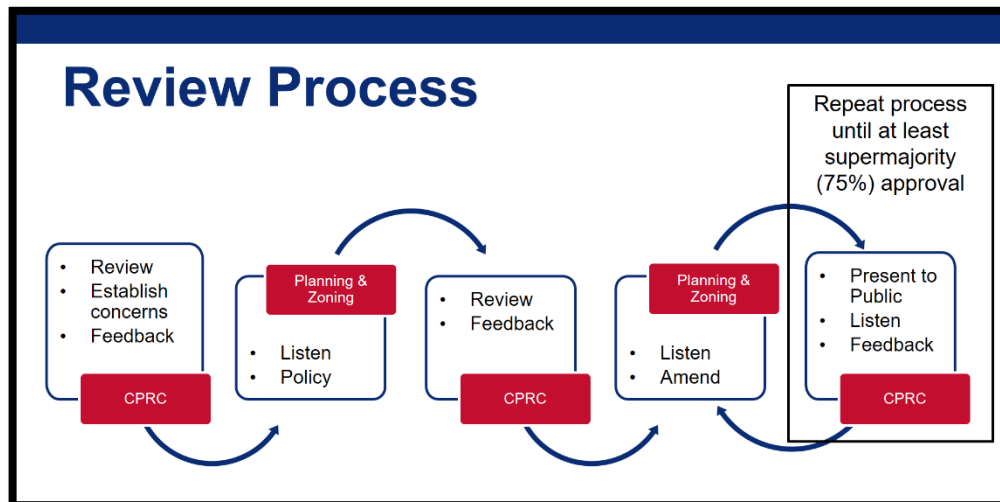
**DESCRIPTION:**

Discussion and consideration of suggested revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee.

**BACKGROUND:**

The City Council adopted an iterative process for review of the Comprehensive Plan that involved a resolution (2019-11-2) whereby:

- The Comprehensive Plan Review Committee “will act as a community sounding board for the Plan and provide input and feedback on policy recommendations from the Planning & Zoning Commission. The Committee will also act as advisors and ambassadors of the planning process.”
- It is the intent that “all policies are reached by broad acceptance, such that a supportive three-quarters vote of the members present for the Committee and a supportive simple majority vote of the members present for the Planning & Zoning Commission is required on each policy before it moves forward as a recommendation to City Council.” The term “policy” is used generally to represent the content of the Plan.



## **PROJECT SCHEDULE:**

To complete the project within the available remaining funds, staff and the consultants anticipate that the comprehensive plan review process will need final approval from City Council by April 2021. This includes publishing the draft plan for public review February 1-14, 2021 online with a Telephone Town Hall event on February 11, 2021. Public outreach would be completed by February 14, 2021. To facilitate this timeline, the Chairs of the P&Z and CPRC have agreed to host joint meetings beginning in early January. Staff requests that the P&Z reserve the following dates for tentative joint P&Z/CPRC meetings:

### **Draft Plan Preparation:**

- Tuesday, January 5, 2021
- Tuesday, January 19, 2021

### **Final Plan Preparation:**

- Tuesday, February 23, 2021
- Monday, March 1, 2021
- Tuesday, March 2, 2021

### **Public Hearing on Final Plan:**

- Tuesday, March 9, 2021

### **Votes to Send Final Plan to City Council:**

- Wednesday, March 15, 2021

These dates are subject to change based upon the pace of the Committee's progress working through remaining topics, the extensiveness of changes recommended by the CPRC, and input from the P&Z on how to provide adequate time for review of CPRC recommendations in addition to their regular zoning and development caseload.

## **POLICY BUNDLES:**

Policy bundles include an individual Comprehensive Plan policy with its associated actions and website context. In some instances, there are Comprehensive Plan policies that were separated into multiple bundles to correspond with the City Council assigned topics. For example, the "Population Growth" policy of Plano Tomorrow was separated into Bundle 6 for Transportation-related actions and Bundle 20 for Land-Use-related actions. Although the actions of Bundles 6 and 20 were reviewed separately by the CPRC for these reasons, they share the same policy and website context. For simplicity and efficient review, moving forward, staff and the consultants will recombine bundles, where practical.

More information about the Policy Bundles are found in the P&Z staff reports for [September 8](#), [October 5](#), and [October 19](#), 2020. Additional background information on these bundles, as well as agendas, packets, and recordings of each meeting, can be reviewed at the CPRC project website: [www.PlanoCompPlanReview.org](http://www.PlanoCompPlanReview.org).

## P&Z First Review Bundles

On November 17 and 18, 2020, the CPRC approved sending six bundles to the P&Z for their consideration. These bundles for the Commission's first consideration at this meeting represent the following six comprehensive plan policies:

- Bundle 4/12\* – Land Use (except Action LU2)
- Bundle 14 – Redevelopment of Regional Transportation Corridors
- Bundle 15 – Undeveloped Land
- Bundle 5/16 – Transit-Oriented Development
- Bundle 18 – Redevelopment of Neighborhood Centers
- Bundle 6/20\* – Population Growth (except Action PG2)

\*Bundles 4/12 and 6/20 have individual action items that have been tabled to a future CPRC meeting. These items will be brought to P&Z once they recommended language has been approved by CPRC.

Two versions of each of the six first consideration bundles are attached, including:

- A version with changes tracked from the Plano Tomorrow Plan; and
- A clean text version.

Some policies, actions, or website context in Transportation-Oriented Development and Population Growth that have already received preliminary approval by the CPRC and P&Z have been provided in *gray italicized text*.

## P&Z Second Review Bundle

On September 29, 2020, the CPRC approved sending five bundles to the P&Z for their consideration:

- Bundle 10/13 – Community Design
- Bundle 17 – Neighborhood Conservations
- Bundle 19 – Special Housing Needs
- Bundle 21 – Consistency with Neighborhood Cities
- Bundle 22 – Special Education

These were discussed and reviewed by P&Z on October 5, with the majority of changes as suggested by the CPRC approved, and nine proposed modifications. On November 17, 2020, the CPRC considered the nine proposed modifications proposed by P&Z. Of these, the CPRC approved eight in their entirety. The CPRC recommended the P&Z reconsider Action RE2 in Bundle 22 – Regional Education.

### **Bundle 22 – Regional Education Action RE2**

The CPRC recommended the P&Z reconsider Bundle 22 with a modification in response to P&Z's proposed changes. A summary of CPRC's suggested revisions, with noted explanations as approved in CPRC minutes, are outlined below:

- **CPRC – 1st Consideration:** recommended deleting RE2.
- **P&Z – 1st Consideration:** Encourage the State of Texas to provide adequate funding for education within the City of Plano.

P&Z Explanation: “It was seen as important to keep this action in the Plan because having an educated population is important to the success of the city. The revised language was intended to respect CPRC concerns about the original language.”

- **CPRC – 2nd Consideration:** ~~Encourage the State of Texas to provide adequate funding for~~Support initiatives to improve the quality of and accessibility to educational resources in within the City of Plano.

CPRC Explanation: “It was not seen as the city’s role to affect state legislation regarding school funding, however, the city does have a role to support access to quality education.”

Three versions of the Bundle 22 revisions are attached, including:

- A clean text version;
- A version with changes tracked from P&Z’s first consideration; and
- A version with changes tracked from the original Plano Tomorrow text, for those items with modifications.

The policy, website context, and actions other than RE2 that have already received preliminary approval by the CPRC and P&Z have been provided in *gray italicized text*.

#### **P&Z REVIEW:**

The Commission may wish to approve, in whole or in part, or with edits based on Commission discussion, the items presented, depending on Commission feedback and level of consensus on the guiding principles and policy bundles. Items approved as presented will be moved back to the CPRC for public outreach and feedback. If there are bundles needing additional consideration or discussion, those should be tabled to the December 21, 2020, agenda for further review.

#### **RECOMMENDATION:**

Recommended to approve, or approve with changes, and return these documents to the CPRC for further consideration.

1. If revisions are necessary, a concise statement of explanation to the CPRC from the P&Z Commission would be very helpful in their further deliberation of the issue.
2. If there is a split vote on P&Z regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.