



**Plano**

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**ITEM FOR INDIVIDUAL CONSIDERATION #4**

**CPRC DISCUSSION**

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# Process Update

- Committee work resumed April 13
- Draft of subcommittee results available. (See documents page at [planocompplanreview.org](http://planocompplanreview.org))
- Consideration of Draft Plan April 27



**LEGEND**

- CPRC Meeting Dates
- D&Z Meeting Dates
- City Council Meeting Dates
- City of Plano Observed Holidays

CPRC meetings will be held at 6:00 pm, with the exception of the January 11, 2020 kickoff and September 19, 2020 workshop, which will start in the morning.

**JANUARY 2020**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**APRIL 2020**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**JULY 2020**

S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**OCTOBER 2020**

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**JANUARY 2021**

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**FEBRUARY 2020**

S	M	T	W	T	F	S
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

**MAY 2020**

S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**AUGUST 2020**

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22*
23*	24*	25*	26*	27*	28*	29*
30*	31*					

**NOVEMBER 2020**

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

**MARCH 2020**

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**JUNE 2020**

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**SEPTEMBER 2020**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19**	20	21	22	23	24	25
26	27	28	29	30		

**DECEMBER 2020**

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

\* CPRC Special Event #1: Self-Guided Tour (Aug 22-31, 2020)  
 \*\* CPRC Special Event #2: Saturday Workshop on Land Use and Maps (Sept 19, 2020)  
 CPRC meeting dates are tentative and subject to change by the Director of Planning. The total number of meetings may be reduced or extended based upon the progress of the CPRC and P&Z.  
 Last Updated: 01/8/2021





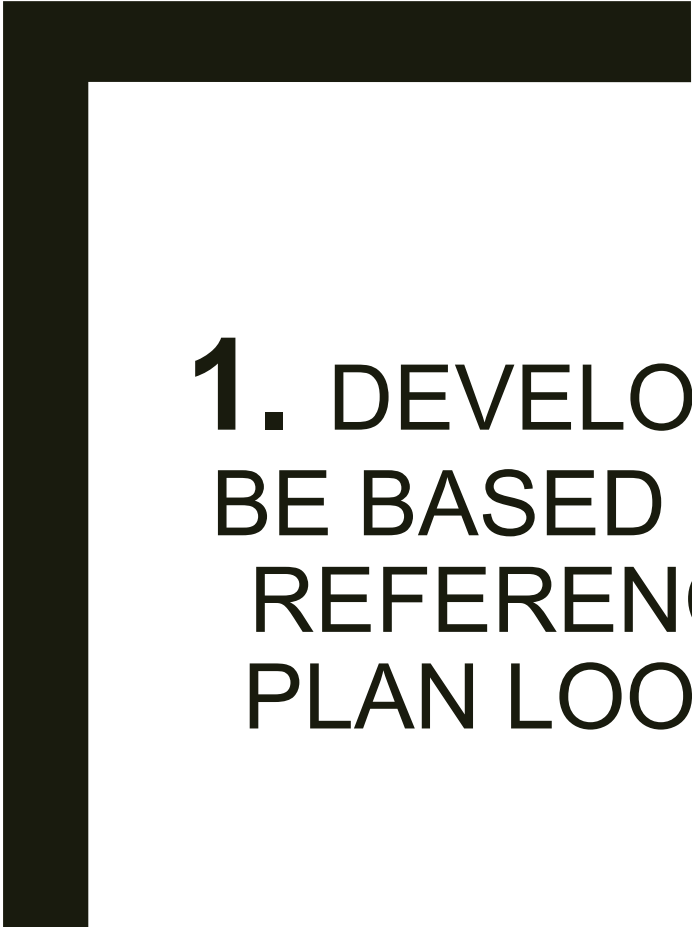
Plano

*City of Excellence*

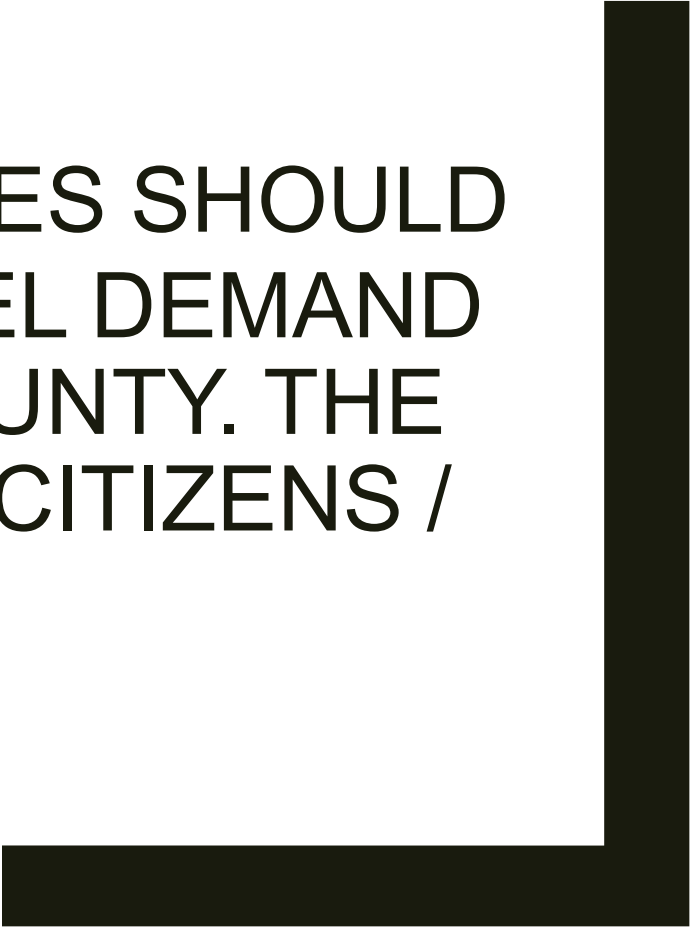
The Plano United Plan



**11 CRITERIA AGREEMENT  
FOR  
THE PLANO UNITED PLAN**



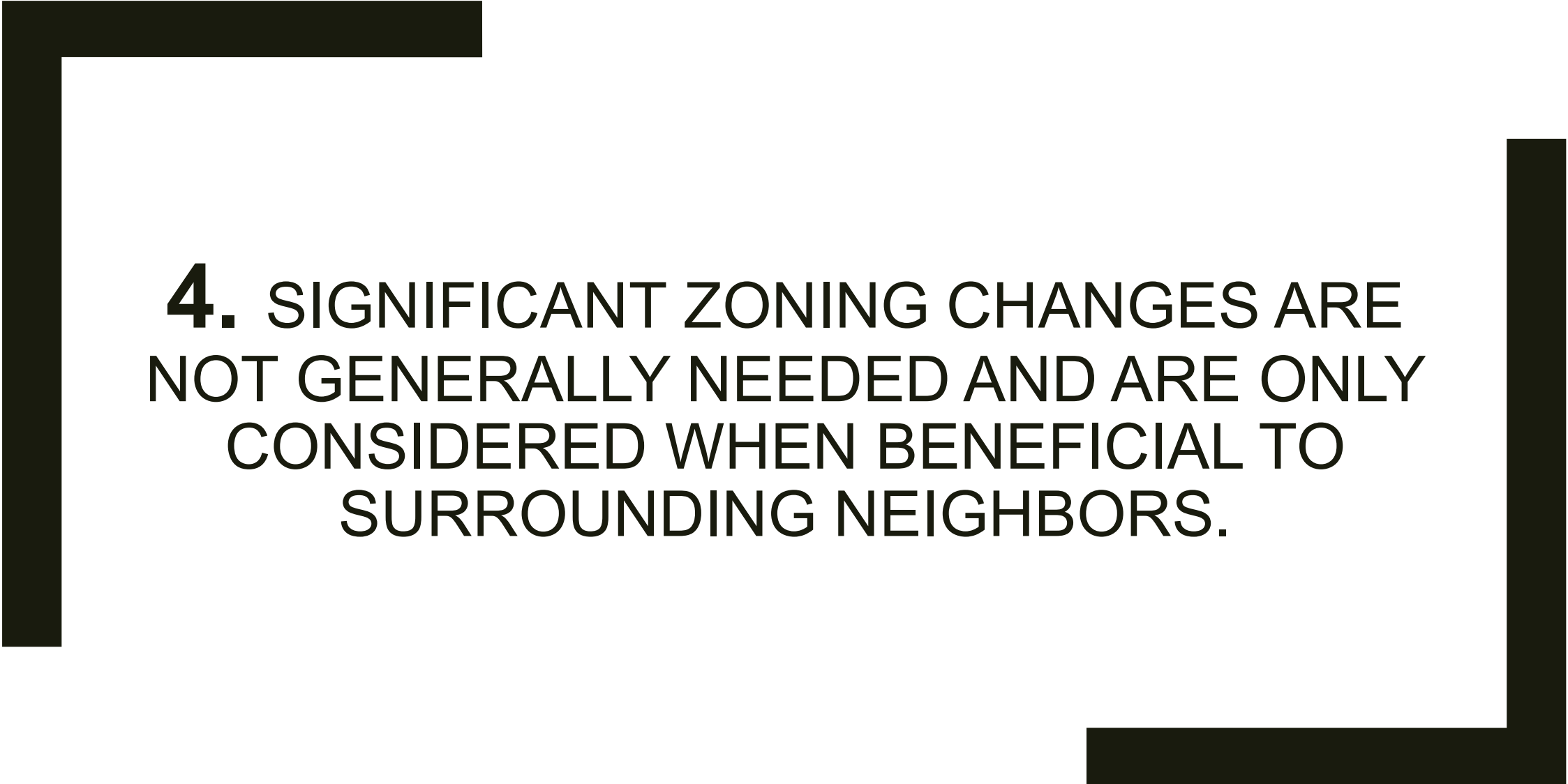
**1. DEVELOPMENT OF ALL TYPES SHOULD BE BASED ON REAL CITY-LEVEL DEMAND REFERENCED TO COLLIN COUNTY. THE PLAN LOOKS AT DESIRES OF CITIZENS / RESIDENTS.**



**2. PRAISE THE SUBURBAN ENVIRONMENT OF PLANO; STATE THAT PLANO IS ALMOST COMPLETELY DEVELOPED, AND SIGNIFICANT CHANGES TO POPULATION AND DEVELOPMENT ARE NOT ANTICIPATED. EMPHASIS SHOULD BE ON PRESERVING AND ENHANCING THE BUILT ENVIRONMENT.**



**3. THE BAR FOR EXCEPTIONS TO THE PRINCIPLES OF THE PLAN WILL BE VERY HIGH.**

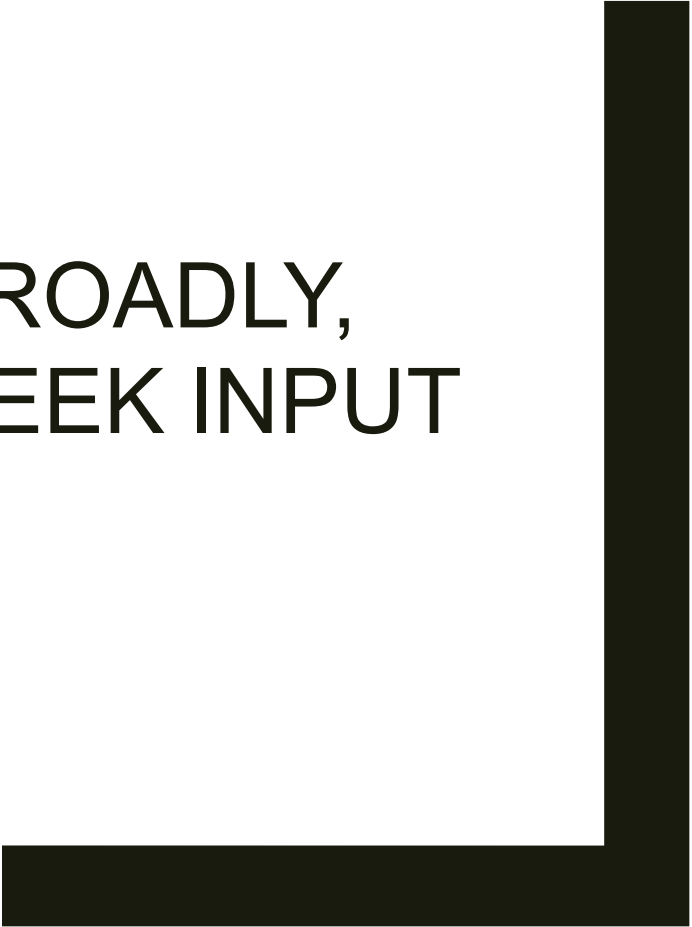


**4. SIGNIFICANT ZONING CHANGES ARE NOT GENERALLY NEEDED AND ARE ONLY CONSIDERED WHEN BENEFICIAL TO SURROUNDING NEIGHBORS.**

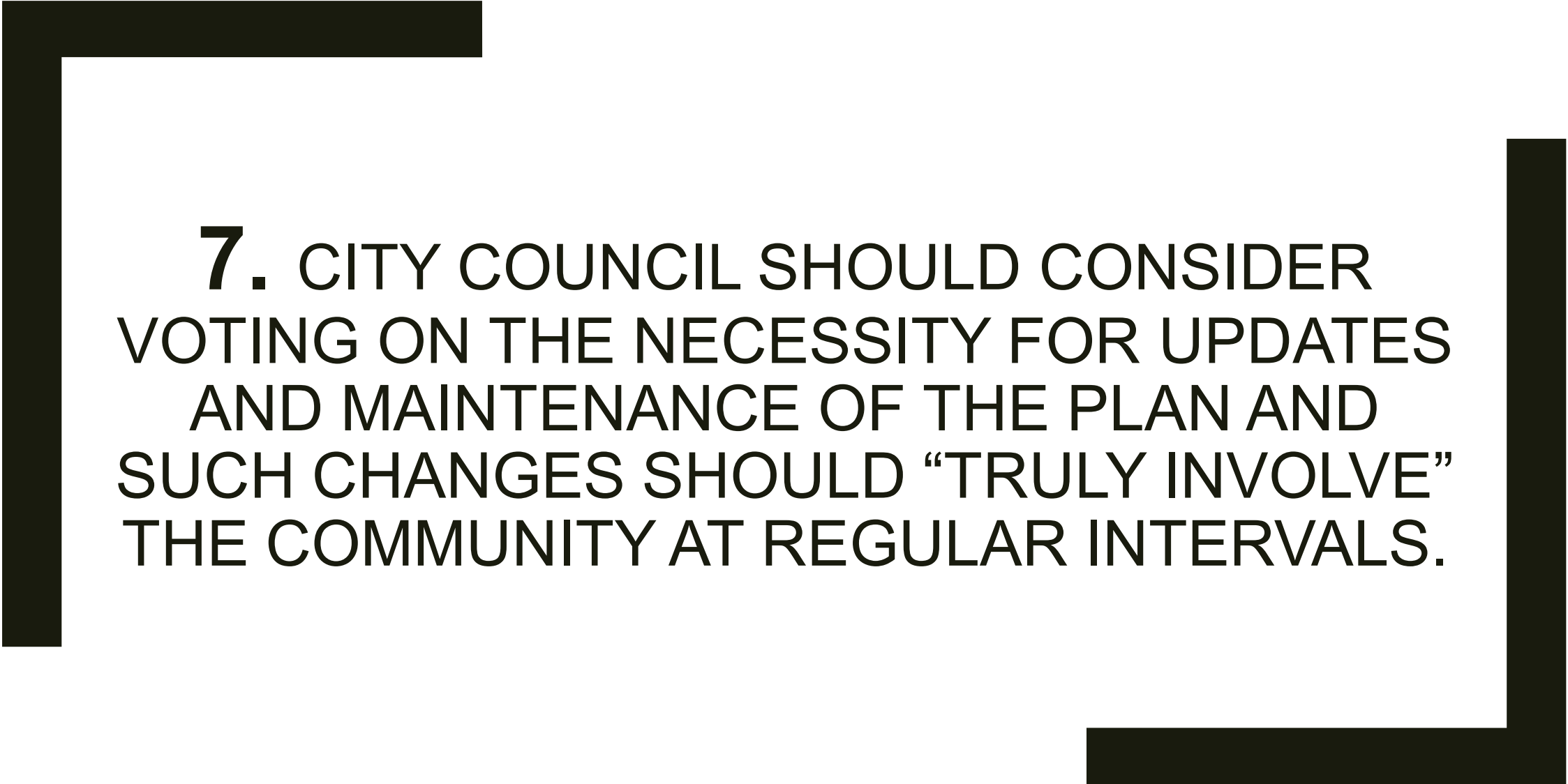




**5. SHARE INFORMATION BROADLY,  
PROACTIVELY, AND SIMPLY. SEEK INPUT  
INTENTIONALLY.**



**6. PLACE INDIVIDUAL AND OVERALL LIMITS ON THE NUMBER OF LIVING UNITS ON THE NUMBER OF CORNERS AND ACTIVITY CENTERS THAT ARE REDEVELOPED AND ON THE AMOUNT OF ACREAGE AND EXPRESSWAY CORRIDORS THAT IS RELATIVE TO SIZE OF THE AREA.**



**7. CITY COUNCIL SHOULD CONSIDER VOTING ON THE NECESSITY FOR UPDATES AND MAINTENANCE OF THE PLAN AND SUCH CHANGES SHOULD “TRULY INVOLVE” THE COMMUNITY AT REGULAR INTERVALS.**

**8. ANY CONSIDERATION OF NEW MIXED-  
USE DEVELOPMENT T SHOULD REQUIRE  
COMMERCIAL ELEMENTS TO BE 50% OF  
SQUARE FOOTAGE AND BE CONSTRUCTED  
BEFORE OR CONCURRENT TO THE  
RESIDENTIAL.**



**9. ELIMINATE MIDTOWN HOUSING OR  
REDUCE DENSITY TO 12 DUA.**



**10.** REMOVE BUNDLE 23; GET BUY-IN  
ACROSS ALL CITIZENS.

**11.** IN ORDER TO PRESERVE THE CURRENT SUBURBAN HOUSING DENSITY AND PREVENT OVERCROWDING, THE CITY STRONGLY PREFERS NEW HOUSING IS BUILT AS SINGLE-FAMILY UNITS BASED ON LIMITED AVAILABILITY OF RESIDENTIAL LAND. HOWEVER, NEW MULTIFAMILY HOUSING MAY BE ACCEPTABLE IN UA, SA, DT, AND EX FUTURE LAND USE CATEGORIES UNDER CERTAIN CIRCUMSTANCES.



**ERIC HILL,**  
SENIOR PLANNING MANAGER

**CHANGES TO THE ZONING  
PROCESS, NOTIFICATION AND  
INFORMATION UPDATES.**







**Plano**

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## **Zoning Notice and Information Updates**

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## **ZONING NOTICE**

**CASE #2021-001**

**PLANNING & ZONING COMMISSION HEARING DATE:**

FEBRUARY 15, 2021 AT 7PM

**HEARING LOCATION:**

Plano Municipal Center located at 1520 K Avenue in the Senator Florence Shapiro Council Chambers **or** via videoconference. The location and technological means for holding the hearing will be determined and posted on the agenda for this meeting based upon the health restrictions at the time of posting.

If held via video conference, all public participation is via video conference. All persons wishing to enter testimony during a video conference are invited to participate remotely via broadcast by webinar to voice their opinion (registration is required). A URL address for the webinar will be listed on the agenda which will be available on \_\_\_\_\_, 2021 after 5:00 p.m. at the following link: \_\_\_\_\_.

**CASE DETAILS:**

**Existing Zoning:** Retail (R)

**Proposed Zoning:** Light Industrial-1 (LI-1)

**Acreage:** 0.6 acre

**Purpose:** Expand LI-1 zoning to allow for additional open storage of goods and materials.

**Associated Plan:** No plan has been submitted by the applicant.

**Proposed Residential Uses:** None

**Proposed Nonresidential Uses:** Open storage of goods and materials.

**Note:** These details may change prior to the public hearing.

## **ZONING NOTICE – Public Response Form**

**CASE #2021-001**

**PLANNING & ZONING COMMISSION HEARING DATE:**

FEBRUARY 15, 2021 AT 7PM

**HEARING LOCATION:**

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**PROVIDE YOUR RESPONSE:**

If you would like to provide a response, please fill out the information below and return it in the envelope provided.

**Response (Circle One):**                      Support                      Neutral                      Oppose

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# 1. Revamped Zoning Notices

Zoning Case #	Description	Zoning Case Summary Table	Draft Plans	Draft Standards
<b>2021-001</b>	This is a request to rezone 0.6 acre from Retail to Light Industrial-1, located 119 feet south of 14th Street, and 320 feet west of P Avenue.	Summary Table	Locator Map  (Note: No plan has been provided)	n/a
<b>2021-002 (Heritage Creekside)</b>	This is a request to amend Urban Mixed-Use-1 on 156.3 acres located at the southwest corner of Plano Parkway and Alma Drive to modify development standards which may include but are not limited to: the location and size of multifamily uses; the location, size, and height of office and hotel uses; increasing the number and adjusting the location of single-family residence attached uses.	Summary Table	Locator Map  Draft Plan Version 1	Draft #1



## 2. Enhanced Active Zoning Case Webpage

<i>Item</i>	<i>Current</i>	<i>Proposed</i>	<i>Net Change</i>
<b>General Site Data</b>			
Total Land Area (square feet & acres)			
Flood Plain (square feet)			
Zoning			
Land Use (from Zoning Ordinance; include all applicable uses)			
Lot Area (square feet & acres)			
Building Height (# stories)			
Building Height (feet – distance to tallest building element)			
Lot Coverage (percent – x.xx%)			
Existing Open Storage (square feet)			
Proposed Open Storage (square feet)			
<b>Nonresidential Buildings</b>			
Building Footprint Area (square feet)			
Floor Area Ratio (ratio x.xx:1)			
<b>Single Family Units Detached</b>			
Total Unit Count / Minimum Square Feet			
Density (Units/Net Acreage*)			
*Net Acreage = Total acreage minus streets and open space			
<b>Single Family Units Attached</b>			
Total Unit Count / Minimum square feet			
Density (Units/Net Acreage*)			
*Net Acreage = Total acreage minus streets and open space			
<b>Multifamily Units</b>			



### 3. Zoning Case Summary Table (top)

<b>Multifamily Units</b>			
Total Unit Count			
# of efficiencies / Minimum unit size			
# of 1 bedrooms / Minimum unit size			
# of 2 bedrooms / Minimum unit size			
# of 3 bedrooms / Minimum unit size			
Density (Units/Net Acreage*)			
*Net Acreage = Total acreage minus streets and open space			
<b>Transportation &amp; Parking</b>			
Estimated Trips Per Day (Per ITE Trip Generation Rates)			
Traffic Impact Analysis Provided? (Yes, required/ Yes, voluntary/ No)			
Parking Ratio (from Zoning Ordinance)			
Required Parking (# spaces)			
Provided Parking (# spaces)			
Height (levels) and Spaces for Each Parking Structure			
<b>Landscape Areas</b>			
Landscape Edge Area Provided (square feet)			
Required Interior Parking Lot Landscape Area (square feet)			
Additional Interior Landscape Area Provided (square feet)			
<i>Total Landscape Area (square feet)</i>			
<b>Usable Open Space</b>			
Total Required Open Space for Residential (square feet)			
Total Required Usable Open Space for Residential (square feet)			
Total Open Space Provided (square feet)			
Private Usable Open Space Provided (square feet)			
% and square feet of green space			
% and square feet of hardscape			
Public Usable Open Space Provided (square feet)			
% and square feet of green space			
% and square feet of hardscape			



### 3. Zoning Case Summary Table (bottom)

- Review of “planner speak”
- Distribution strategy
  - Public education on zoning, development
  - Clarify zoning sign information
  - Use plain language on website, letters, other documents
- Feedback strategy
  - Increase participation
  - Project communication via hyperlocal (nearby) advertisements
- Assessment Measures
  - Increased participation via feedback
  - Increased participation via views of meetings



## 4. Communications Review

# Remaining Process

## CPRC Recommendation to P&Z: Draft Plan

- Vote Scheduled for 4/27

## Finalize “Draft” Joint Plan for Public Review

- Requires agreement of CPRC (75%) & P&Z (50%)
- June-July

## P&Z Consideration: Draft Plan

- Perhaps 2-6 weeks, based on prior turn-around times.
- May-June

## Public Outreach & Town Hall Meeting

- Two weeks outreach
- Public review of website and survey on Draft Plan
- June-September



# Remaining Process

## Finalizing Joint Plan

- 3-4 Weeks
- Present public feedback to CPRC
- Changes to plan approved as needed
- July-October

## Approval of Joint Plan

- Requires agreement of CPRC (75%) & P&Z (50%)
- Council Vote
- August-November

## P&Z Public Hearing on Final Plan with CPRC

- Two weeks, pending public feedback.
- Joint Meeting with CPRC in case changes are necessary.
- July-October

