SPECIAL CALLED MEETING
OF THE PLANO PLANNING & ZONING COMMISSION

THE COMMISSION WILL CONVENE INTO A SPECIAL CALLED MEETING AT 5:00 P.M. ON MONDAY, JUNE 7, 2021, IN TRAINING ROOM A OF THE PLANO MUNICIPAL CENTER, 1520 K AVENUE, IN COMPLIANCE WITH VERNON’S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Our Vision: Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

Members of the public are entitled to participate in person. For those wanting to watch the meeting, but not address the Commission, the meeting will be live streamed on Plano’s website at www.planotv.org and Facebook.com/cityofplanotx.

CALL TO ORDER

OPEN SESSION

• Comprehensive Plan - The Special Called Meeting may reconvene in Council Chambers following adjournment of the regular meeting to allow additional time for discussion.

ADJOURN

In accordance with the provisions of the Open Meetings Act, during Special Called Meeting, agenda items will be discussed and votes may be taken where appropriate. The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the Special Called Meeting as allowed by law.

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.
Date: June 4, 2021

To: Planning & Zoning Commission Members

From: Christina D. Day, AICP, Director of Planning

Subject: Special Called Session for Draft Comprehensive Plan

Project Website Update

As noted in the May 17, 2021, memo to the Commission, the Comprehensive Plan is intended to remain a web-based plan. Staff and the consultant team are pleased to announce the launch of the new Comprehensive Plan website, www.PlanoCompPlan.org. Although some pages are still being developed, the full Draft Plan, Executive Summary, and relevant documents are now included on the website for P&Z review. Following approval by P&Z, the website will be promoted during the public feedback phase of the Comprehensive Plan review process. The public will be invited to review the Draft Plan, take an online survey, and participate in an upcoming Telephone Town Hall.

Questions from Commissioners

Below are responses to Commissioner questions sent in advance of the Special Called Session regarding the Draft Comprehensive Plan:

1. **How much land will be rezoned by this plan?**

   No land will be rezoned as part of the Comprehensive Plan. Per state law, Comprehensive Plans shall not constitute zoning regulations or establish zoning boundaries.

   There are maps, land-use policies, and actions that directly influence zoning. Perhaps most directly and as a critical practice for good planning, Action Statement LU3 states, “review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.” If the plan is adopted, the city should follow this direction and try to align zoning with the direction of the Comprehensive Plan to ensure consistency where possible, especially focusing on undeveloped parcels and areas where redevelopment is likely or desired. Less than 5% of the city’s land area remains undeveloped.

2. **Are the Draft Plan’s recommendations for no multifamily in the Neighborhood Corners (NC) and Community Corners (CC) actually viable to encourage redevelopment and reinvestment in underperforming four corner retail sites?**

   The Draft Plan does not change the land use direction for NC and CC locations, compared to Plano Tomorrow, as it provides additional detail and clarity on the city’s desired land use mix in these areas. The Draft Plan’s recommendations for the NC and CC categories (formerly the Neighborhood Centers category) support the introduction of two housing types: Detached Single-Family and Attached Single-Family. This is consistent with the recommendations in the base plan (Plano Tomorrow) regarding Neighborhood Centers, which stated: “When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods.” The Draft Plan’s Dashboards for the NC and CC areas provide additional direction about the desired form and character when
introducing these types of residential uses, including land use mix, housing mix, building heights, and maximum density:

<table>
<thead>
<tr>
<th>Land Use Mix</th>
<th>Housing Mix</th>
<th>Building Heights</th>
<th>Max Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
<td>Up to 40% Housing</td>
<td>Up to 100% Detached SF or Attached SF</td>
<td>1 to 2 stories</td>
</tr>
<tr>
<td>CC</td>
<td>Up to 50% Housing</td>
<td>Up to 100% Detached SF or Attached SF</td>
<td>1 to 3 stories</td>
</tr>
</tbody>
</table>

*DUA – Dwelling Units Per Acre*

These parameters would support densities and building heights generally comparable with the Multifamily Residence-2 (MF-2) and Multifamily Residence-3 (MF-3) zoning districts, but with single-family or townhome uses rather than multifamily. This was intentional to meet the concerns of the CPRC, balancing the need for redevelopment with the desire to maintain the balance of the city’s housing mix and increase the diversity of housing stock with neighborhood-appropriate densities in these locations. Examples of Detached SF and Attached SF developments within these densities in Plano include Rice Field (16 DUA), the Icon at Legacy West (18 DUA), and 15th Street Village (21 DUA). Refer to Attachment A for more information on these examples. It should also be noted that patio homes, townhomes, and duplexes are currently permitted in the Retail (R) zoning district with approval of a Specific Use Permit (allowing up to 10 DUA).

This compromise was intended to allow the additional density that may be necessary to support redevelopment of underperforming retail sites while also providing appropriate and compatible transitions from adjacent neighborhoods. Additional directions on the appropriateness of introducing residential uses can be found in the “Residential Uses” section in the NC and CC Dashboards.

3. **Similar to Question 1, do the Draft Plan’s recommendations for Mix of Uses in Suburban Activity Centers (SA) limit the ability to redevelop areas such as Park and Preston?**

The Draft Plan recommends up to 40% of a Suburban Activity Center (SA) should be Housing, with up to 60% of those dwellings units being Multifamily Types. Because the Park & Preston SA is currently at approximately 32% Housing, of which 100% of the housing units are Multifamily Types, the area is not appropriate for new multifamily housing.

However, there is additional capacity for Detached Single-Family and Attached Single-Family Types at 22 DUA. As described in Question 1, this is intended to allow the additional density that may be necessary to support redevelopment of some of the retail space and, at the same time, provide appropriate and compatible transitions to the surrounding neighborhoods.

It should also be noted that the Dashboard would support redevelopment of the existing multifamily in the Park and Preston SA area. These redevelopments would need to maintain the same number of total units for consistency with the Dashboards but could redevelop at densities up to 35 DUA (or 22 DUA within 400 feet of a single-family zoning district, which is the maximum allowed under the MF-3 zoning district). This could be beneficial in efforts to redevelop a site with a more pedestrian-friendly environment as recommended by the SA Dashboard. Staff prepared the graphic in Attachment B that illustrates a hypothetical redevelopment of the southeast corner of Park & Preston. This conceptual design includes almost full redevelopment of the site, including existing multifamily at the corner, along with the introduction of Detached Single-Family and Attached Single-Family Types, into a mixed-use, pedestrian-friendly development pattern.
4. Are there legal concerns regarding the Plan’s limitation on what could be allowed in certain areas, specifically from a federal Fair Housing Act perspective?

Because this is a legal question, a response will be provided by the City Attorney’s office at a future date.

5. There are numerous incentive programs built into the Draft Plan. How would these be funded, and what effect will they have on staff needs?

The Draft Plan includes multiple references to developing incentives or incentive programs, most of which are related to environmental building and construction practices or ways to encourage development/redevelopment. Many are non-financial or would be of little to no cost to the City, including:

- fee waivers, rebates, and credits that reduce the costs of construction for new development or retrofitting existing structures;
- zoning incentives that allow additional development rights if desirable design elements, such as additional landscaping, open space, pedestrian amenities, and sustainable building materials, are provided as part of the project;
- loosening regulations that may be barriers to the market alone providing the results desired by the Comprehensive Plan; or
- educational programs that inform developers, contractors, and homeowners about building trends and practices, such as Universal Design, that are beneficial to the community.

Others, such as the City’s grants and social assistance programs, are funded annually as part of the city budget and may include state or federal funding. Appointed city boards and commissions make recommendations on the merits of grant applications and funding, which the City Council ultimately decides. For more information, refer to the background information provided for Bundle 17 - Neighborhood Conservation.

From the 09/01/2020 CPRC Meeting Packet:

Public Improvement Districts (PIDs) serve as economic stimulators that help revitalize an area, and continue the momentum gained through economic investment. Chapter 372 of the Texas Local Government Code authorizes the creation of PIDs by cities. The owners of the properties in the defined area can request the City to form a PID through a petition, which may include the establishment of an Advisory Body. Within the Downtown Plano PID, it is another way to carryout special events and festivals, and improve landscaping and beautification efforts within public spaces.

Tax increment financing (TIF) is an economic development tool permitted by Texas Tax Code Chapter 311 and used to promote investment in a defined area. The TIF has historically been used to finance public improvements in blighted or underdeveloped areas identified as reinvestment zones. If a municipality determines that development or redevelopment would not occur through private investment alone, within a reasonable timeframe, a reinvestment zone may be created after a public hearing process. The public hearing allows an opportunity for property owners to contest inclusion in the reinvestment zone. Once the zone is created, revenue from the TIF district is divided into two categories: property tax value prior to the formation of the TIF (tax base), and property tax value from new development or redevelopment and investment in the district (tax increment). The difference of these two categories is deposited into a tax increment fund maintained by the city for investment in projects such as property acquisition, public right-of-way construction and repair, infrastructure development, demolition, site preparation, implementing and/or enhancing public utilities, streetscape improvements, and beautification. Investment in these public improvements are important because they serve as a catalyst for private investment and development in the blighted area.
6. The **Vision Statement** sets a high bar of being a global leader with world-class businesses. Is there value in adding a focus on success of local businesses, as they add to vibrancy of neighborhoods?

It is staff's interpretation that "world-class businesses" are inclusive of all scales and varieties of local businesses. From small businesses to big businesses, Plano's Comprehensive Plan's vision is that the city be known for having a diverse and resilient economic base that supports residents and businesses by fostering innovation, supporting a highly-skilled, educated workforce, and providing strong customer support for municipal services. Additional policies and actions related to the city’s businesses and economy can be found in the Economic Environment Pillar.

Please note that the Economic Environment Pillar and its associated components, policies, and actions were not considered part of the four topic areas assigned by City Council: Land Use, Density, Transportation, and Growth Management.

7. **RGM5 – Section “A”** cites 50% of square footage must be nonresidential uses, but **Section “B”** cites a maximum 2:1 ratio of residential to nonresidential. Why is it not 1:1?

Section “A” is about the final ratio of the overall development. It is intended to limit the square footage of mixed-use developments to be no more than 50% residential upon completion.

Section “B” is related to phasing during construction of the development. It is intended to require that a minimum ratio of nonresidential square footage is provided throughout permitting/construction of the mixed-use development. These projects are often large, multi-phased developments that may require some flexibility during the construction process. Detailed phasing requirements for individual projects may be determined as part of zoning consideration.

The CPRC felt phasing was an important aspect of mixed-use development that should ensure timely delivery of pedestrian-oriented retail, office, and other amenities before, or concurrent with, construction of residential units.

8. **RGM6 – An annual market study seems too frequent to be valuable.**

Action 7 of the new **Redevelopment and Growth Management Policy** calls for the City to “consider conducting an annual market study to determine demand-based housing and employment needs for Plano, referenced to Collin County, that may be used to inform zoning and land use related decisions.” Market studies are useful tools for economic, demographic, and real estate contexts when evaluating the long-term impacts of major land-use policies. They are often used by developers to support their zoning applications or by the City when considering large-scale economic development efforts in a specific area. In recent years, the City of Plano has funded specialized market studies supporting three major economic development initiatives: the Envision Oak Point Plan, the Collin Creek Mall Redevelopment, and the DART Silver Line Station areas.

The annual market study discussed in RGM6 would be broader in scope than previous studies, providing an analysis of the market opportunities and challenges from a city-wide perspective. Although updated annually, the Planning Department anticipates that specific markets would be analyzed on a rotating basis to update certain sections of the study each year. For example, portions of the study related to the city’s office and retail market could be updated in even years, and portions of the study related to the city’s residential and industrial market could be updated in odd years. The information from the study could also be leveraged in support of other city departments and initiatives, including the Economic Development, Special Projects, and Neighborhood Services Departments.
After an initial framework is established, annual costs may be reduced as updating the information becomes more routine. An annual subscription with a consulting firm may also result in additional cost savings. A yearly process is easier to administer, as we can staff, contract, fund, and program for regular data maintenance, use, and acquisition.

9. **RGM8 – I would like to understand the focus on the need for housing diversification or economic development needs of the city.**

The Comprehensive Plan Review Committee (CPRC) felt it was important that new multifamily developments should contribute to meeting larger city objectives, such as housing diversification or economic development.

Housing diversity helps protect the city from market swings and trends and provides for local residents. Housing product types go in and out of fashion over time, and having a diversity of housing products allows the city to better weather these market trends. A variety of housing also provides more opportunities for people to remain in Plano for their full lifetime since housing needs change with an individual’s stage of life. Diversity helps provide unique housing types, such as High Rise Multifamily, that are not common in the city today.

Economic development needs most often have included priority redevelopment projects, such as Collin Creek Mall, Plano Market Square Mall, or Legacy Central. They may also include major development opportunities, such as Legacy West.

10. **Can a copy of the City Council’s resolution establishing the Comprehensive Plan Review process be provided?**

Yes – please see [Resolution 2019-11-2(R)](attachment) in Attachment C.

11. **Can the Director of Economic Development be invited to share her thoughts about the business outlook for Plano?**

Staff arranged for the Economic Development Department to provide written responses to questions from the Commission. No questions were submitted by the requested date of May 26, 2021, or prior to publication of this request.

**Questions from Commissioners Related to Previously Approved Items**

The following questions were provided for sections of the Draft Plan that have already received approval by the Planning & Zoning Commission as part of Bundles 1-20.

12. **RTC1 – What is the timetable for developing the U.S. 75 Corridor Redevelopment Plan?**

There is currently no timetable to initiate this project. It would most likely require City Council approval, via the budget process, due to the cost of this type of project. Once initiated, it is anticipated the project would take one to two years to complete.

13. **Public Transit – Too often, public transit is diminished by a lack of safety perceived by potential users. Can the Plan address this?**

Yes, the Plan could suggest an action to improve safety at transit stations and on the trains, buses, etc. Please note, however, the city has limited influence on DART property as these are under the jurisdiction of the Dallas Area Rapid Transit (DART) Police, who have legal authority over these facilities. Other approaches to design safer community spaces, such as Crime Prevention Through Environmental Design (CPTED), are already included in the [Community Design](attachment) component.
14. What types of reinvestment in existing housing and neighborhoods are anticipated by the Neighborhood Conservation Component?

Reinvestment in existing neighborhoods will need to be provided by both the private and public sectors. For the private sector, that means residential property owners investing in renovations, upgrades, and other improvements that maintain viability of the neighborhood. For the City, that means maintaining public infrastructures such as streets and sidewalks, providing adequate public safety, and offering assistance programs such as the Great Update Rebate and others administered by the City’s Neighborhood Services Department. For more information, refer to the background information provided for Bundle 17 – Neighborhood Conservation.

15. NC3 – How will these neighborhoods be conserved?

NC3 states: Conserve Plano’s established residential neighborhoods to maintain an inventory of entry-level housing.

This policy is particularly related to maintaining Plano’s aging housing stock. Approaches the city is taking to encourage conservation include, but are not limited to:

- developing zoning protections and design standards to prevent incompatible development,
- code compliance and enforcement,
- helping foster active and engaged neighborhood associations,
- allowing Backyard Cottages and encouraging Universal Design, allowing residents to age in place,
- creating Heritage Districts and Neighborhood Conservation Districts to protect areas with distinct character or architectural style,
- developing programs to improve neighborhood pride, and
- providing funding for programs such as the Great Update Rebate and Neighborhood Vitality & Beautification Grants.

For more information, refer to the background information provided for Bundle 17 – Neighborhood Conservation.

16. NC6 – Can the Plan address appreciating home values and tax increases due to that?

NC6 states: “Review residential zoning to ensure housing standards allow residents to age in place, care for dependents, and meet special needs while maintaining neighborhood integrity.”

While it is not the purview of comprehensive plans to set fiscal policy or recommend funding priorities, this action is related to aging in place, dependent care, and speciation needs. As such, residents over 65 and with disabilities are eligible for tax freezes and an additional $40,000 exemption on their property to aid with appreciating home values and associated taxes. Homeowners are also eligible for a 20% homestead exemption. More information is available online at Property Taxes | Plano, TX - Official Website. Those are established by the city’s budget and Community Investment Program.

17. The Special Housing Needs policy seems intended to assist existing homeowners but is there intent to attract new residents who have these needs?

Implementation will include ensuring regulations are in place so that new development can adequately serve the needs of people with special housing needs.

Commissioners’ other questions were related to sections of the Draft Plan that were outside the four City Council assigned topic areas of Land Use, Transportation, Density, and Growth Management.
CC: Mike Bell, Comprehensive Planning Manager
    Michelle D’Andrea, Deputy City Attorney
    Dan Sefko, Freese & Nichols, Inc.

Attachment A – Density Examples
Attachment B – Park & Preston Redevelopment Example
Attachment C – Resolution 2019-11-2(R)
What is Density?

While reviewing the Future Land Use Map and Dashboards of the 2021 Comprehensive Plan, you may notice that each future land use category includes a recommended density range (for example, 0.5 to 10 DUA in the Neighborhoods category). And you may ask, what is DUA? And what does that mean?

DUA is short for Dwelling Units Per Acre, which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Many zoning districts in Plano, especially those that allow apartments or townhomes, use DUA to set limits on the maximum residential density allowed in the district.

However, density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of the development.

SAME BUILDING FORM - DIFFERENT DENSITY

The following Plano examples show developments with a similar size and form but with different densities:

**Address:** 6000 Columbus Ave (Legacy West)

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>156 DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>Multifamily</td>
</tr>
<tr>
<td>Building Heights</td>
<td>29 stories</td>
</tr>
<tr>
<td>Density</td>
<td>156</td>
</tr>
<tr>
<td>Intensity &amp; Scale</td>
<td>High Intensity</td>
</tr>
<tr>
<td>Parking Orientation</td>
<td>Structured Parking</td>
</tr>
<tr>
<td>Block Pattern &amp; Streetscape</td>
<td>Short Block Grid</td>
</tr>
</tbody>
</table>

**Address:** 7901 Windrose Ave (Legacy West)

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>45 DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>Single-Family</td>
</tr>
<tr>
<td>Building Heights</td>
<td>2-3 stories</td>
</tr>
<tr>
<td>Density</td>
<td>15</td>
</tr>
<tr>
<td>Intensity &amp; Scale</td>
<td>Low Intensity</td>
</tr>
<tr>
<td>Parking Orientation</td>
<td>Surface Lots &amp; Garages</td>
</tr>
<tr>
<td>Block Pattern &amp; Streetscape</td>
<td>Gridded Blocks</td>
</tr>
</tbody>
</table>

SAME DENSITY - DIFFERENT BUILDING FORM/USE

The following Plano examples show developments with a similar density, but different sizes, form, and use:

**Address:** 6301 Windhaven Pkwy

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>15 DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>Single-Family</td>
</tr>
<tr>
<td>Building Heights</td>
<td>2-3 stories</td>
</tr>
<tr>
<td>Density</td>
<td>15</td>
</tr>
<tr>
<td>Intensity &amp; Scale</td>
<td>Low Intensity</td>
</tr>
<tr>
<td>Parking Orientation</td>
<td>Surface Lots &amp; Garages</td>
</tr>
<tr>
<td>Block Pattern &amp; Streetscape</td>
<td>Gridded Blocks</td>
</tr>
</tbody>
</table>

**Location:** Southwest corner of 18th St. & G Ave.
## Density Examples

<table>
<thead>
<tr>
<th>Heritage Creekside West Homes</th>
<th><img src="image1.png" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9 DUA</strong></td>
<td><img src="image2.png" alt="Image" /></td>
</tr>
<tr>
<td><strong>Southwest of W Plano Rd. &amp; Alma Dr.</strong></td>
<td><img src="image3.png" alt="Image" /></td>
</tr>
<tr>
<td>• Detached Single-Family (DSF)</td>
<td><img src="image4.png" alt="Image" /></td>
</tr>
<tr>
<td>• 2 Stories</td>
<td><img src="image5.png" alt="Image" /></td>
</tr>
<tr>
<td>• Garages &amp; On-Street Parking</td>
<td><img src="image6.png" alt="Image" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Madison Estates</th>
<th><img src="image7.png" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>10 DUA</strong></td>
<td><img src="image8.png" alt="Image" /></td>
</tr>
<tr>
<td><strong>Southeast of 14th St. &amp; Jupiter Rd.</strong></td>
<td><img src="image9.png" alt="Image" /></td>
</tr>
<tr>
<td>• Duplexes</td>
<td><img src="image10.png" alt="Image" /></td>
</tr>
<tr>
<td>• 2 Stories</td>
<td><img src="image11.png" alt="Image" /></td>
</tr>
<tr>
<td>• Garages &amp; On-Street Parking</td>
<td><img src="image12.png" alt="Image" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Village at Legacy</th>
<th><img src="image13.png" alt="Image" /></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>11 DUA</strong></td>
<td><img src="image14.png" alt="Image" /></td>
</tr>
<tr>
<td><strong>Northeast of Legacy Dr. &amp; Custer Rd.</strong></td>
<td><img src="image15.png" alt="Image" /></td>
</tr>
<tr>
<td>• Patio Homes</td>
<td><img src="image16.png" alt="Image" /></td>
</tr>
<tr>
<td>• 2 Stories</td>
<td><img src="image17.png" alt="Image" /></td>
</tr>
<tr>
<td>• Garages &amp; On-Street Parking</td>
<td><img src="image18.png" alt="Image" /></td>
</tr>
</tbody>
</table>

Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**Densities are not representative of the entire subdivisions and will vary from lot to lot.**

### Horizon at Premier
11 DUA
**North of Premier Dr. & Ruisseau Dr.**
- Multifamily
- 1 Story
- Surface Lots & Garages

### Pheasant Landing
12 DUA
**Northeast of 14th St. & Shiloh Rd.**
- Multifamily
- 1-2 Stories
- Surface Parking Lots

### Livingston Apartments
15 DUA
**6301 Windhaven Pkwy.**
- Multifamily
- 2-3 Stories
- Surface Lots & Garages

### Rice Field
16 DUA
**SW Corner of 18th St. & G Ave.**
- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking
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**Cityscape at Market Center**

- **30 DUA**
  - 3825 Mapleshade Ln.
    - Multifamily
    - 4 Stories
    - Garages, Surface Lots, & On-Street Parking

**Aura 190**

- **33 DUA**
  - 680 Executive Dr.
    - Multifamily
    - 4 Stories
    - Garages, Structured Parking, & Surface Lots

**McDermott 55**

- **38 DUA**
  - 8312 Angels Dr.
    - Independent Living (55+)
    - 4 Stories
    - Surface Parking Lots

**Savannah at Gateway**

- **41 DUA**
  - 401 Shiloh Rd.
    - Independent Living (55+)
    - 4 Stories
    - Surface Lots & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

** Legacy Town Center
  Town Homes
  DUA: 42
  Southwest of Legacy Dr. & Parkwood Blvd.
  - Townhomes
  - 3 Stories
  - Garages & On-Street Parking

** Windrose Tower
  DUA: 45
  7901 Windrose Ave.
  - High Rise Multifamily
  - 27 Stories
  - Structured & On-Street Parking

** Huntington Apartments
  DUA: 58
  4925 Rasor Blvd.
  - Midrise Multifamily
  - 5 Stories
  - Structured Parking

** Legacy Town Center North
  DUA: 65
  5765 Bozeman Dr.
  - Midrise Multifamily
  - 4 Stories
  - Structured & On-Street Parking

Densities are not representative of the entire subdivisions and will vary from lot to lot.
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**Jada Legacy Central**

DUA: 65

**6501 Excellence Way**

- Midrise Multifamily
- 5 Stories
- Structured & On-Street Parking

**Junction 15**

95 DUA

**930 E 15th St.**

- Midrise Multifamily
- 5 Stories
- Structured & On-Street Parking

**Kincaid at Legacy**

118 DUA

**7200 Dallas Pkwy.**

- High Rise Multifamily
- 25 Stories
- Structured & On-Street Parking

**LVL 29**

DUA: 156

**6000 Columbus Ave.**

- High Rise Multifamily
- 29 Stories
- Structured & On-Street Parking
Density Comparisons by Housing Type

The aerial images below show a range of densities for each of the Housing Types in the 2021 Comprehensive Plan. All images are the same scale.

**Single-Family Types**
- Oak Creek Estates: 4 DUA
- Legacy Village: 11 DUA
- Icon at Legacy West: 18 DUA

**Townhome Types**
- Madison Estates: 10 DUA
- Heritage Creekside: 25 DUA
- Legacy Town Center: 42 DUA

**Multifamily Types**
- Preserve at Preston: 21 DUA
- Aura190: 33 DUA
- Bel Air K Station: 95 DUA
### 3D Model

<table>
<thead>
<tr>
<th>LAND USE MIX</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>33</td>
<td>34%</td>
</tr>
<tr>
<td>Employment</td>
<td>65</td>
<td>66%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>98</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EMPLOYMENT MIX</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>28</td>
<td>42%</td>
</tr>
<tr>
<td>Office</td>
<td>21</td>
<td>32%</td>
</tr>
<tr>
<td>Retail/Office Mix</td>
<td>17</td>
<td>26%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>65</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSING MIX</th>
<th>Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-D</td>
<td>80</td>
<td>15%</td>
</tr>
<tr>
<td>SF-A</td>
<td>166</td>
<td>32%</td>
</tr>
<tr>
<td>MF</td>
<td>280</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>526</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RETAIL TYPES</th>
<th>Sq. Ft.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-story Strip Retail</td>
<td>373,500</td>
<td>51%</td>
</tr>
<tr>
<td>Movie Theater</td>
<td>35,000</td>
<td>5%</td>
</tr>
<tr>
<td>Hotel</td>
<td>166,000</td>
<td>23%</td>
</tr>
<tr>
<td>1st-floor Mixed Use</td>
<td>152,000</td>
<td>21%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>726,500</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OFFICE TYPES</th>
<th>Sq. Ft.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-story</td>
<td>471,000</td>
<td>42%</td>
</tr>
<tr>
<td>8-story (existing)</td>
<td>344,000</td>
<td>31%</td>
</tr>
<tr>
<td>2nd Floor Mixed Use</td>
<td>304,000</td>
<td>27%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,119,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Existing

<table>
<thead>
<tr>
<th>LAND USE MIX</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>15</td>
<td>15%</td>
</tr>
<tr>
<td>Employment</td>
<td>82</td>
<td>84%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>98</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EMPLOYMENT MIX</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>178</td>
<td>76%</td>
</tr>
<tr>
<td>Office</td>
<td>50</td>
<td>21%</td>
</tr>
<tr>
<td>Insititutional</td>
<td>6</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>234</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSING MIX</th>
<th>Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-D</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>SF-A</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>MF</td>
<td>280</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>280</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EMPLOYMENT TYPES</th>
<th>Sq. Ft.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail (All Types)</td>
<td>490,065</td>
<td>40%</td>
</tr>
<tr>
<td>Institutional (All Types)</td>
<td>92,457</td>
<td>8%</td>
</tr>
<tr>
<td>8-story Office (Existing)</td>
<td>344,000</td>
<td>28%</td>
</tr>
<tr>
<td>Other Office</td>
<td>284,077</td>
<td>23%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,210,599</strong></td>
<td></td>
</tr>
</tbody>
</table>

Note: The 3D Model was created with Trimble Inc.’s SketchUp software, and the Existing data was pulled from Esri's ArcMap software, which will generally create more precise measurements, as this software also is used for the Future Land Use Map. The ArcMap acreage measurement was 98 acres, while the SketchUp acreage measurement was 95 acres. For this comparison, these acres were divided evenly between the three Employment Mix categories: 1 each to Retail, Office, and Retail/Office Mix.
A Resolution of the City of Plano, Texas, providing for the creation of an ad hoc, advisory Comprehensive Plan Review Committee to guide the city in the planning process for the reconciliation of the community regarding the Comprehensive Plan; establish voting standards for the Committee and Planning & Zoning Commission related to this Comprehensive Plan Review process; and providing an effective date.

WHEREAS, the City Council wishes to appoint an ad hoc, advisory committee called the Comprehensive Plan Review Committee (the “Committee”) to guide the city in the planning process for the reconciliation of the community regarding the Comprehensive Plan (the “Plan”) during the current Plan review process; and

WHEREAS, the City Council will appoint sixteen members to serve on the committee, with each council member and the mayor appointing two members; and

WHEREAS, the City Council will appoint a chair for the Committee at a future meeting; and

WHEREAS, the Committee liaison will be a qualified consultant in city planning, who will work to facilitate the Comprehensive Plan Review Committee process in collaboration with city staff. The consultant and staff will report regularly to the City Council and interact with the Planning & Zoning Commission (the “P&Z”) on related issues; and

WHEREAS, the 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; and

WHEREAS, 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; and

WHEREAS, the work of the Committee is complex and knowledge is cumulative, regular attendance and continuity of Committee members is critical to the effective performance of each member; and

WHEREAS, the Committee and this Resolution will sunset at the conclusion of the associated planning process, as determined by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council hereby forms an ad hoc committee of sixteen residents of the City of Plano called the Comprehensive Plan Review Committee to guide the city during the current Plan review and amendment process, such members to be
RESOLUTION NO. 2019-11-2(R)

appointed by the City Council, with each council member and the mayor appointing two members and the chair to be appointed by the City Council.

**Section II.** Any member of the Committee may be removed with or without cause by the appointing council member. Committee meeting attendance will be reported to the City Council. After the first meeting date of the Committee, if a Committee member is no longer willing to serve, or is removed, that Committee member shall not be replaced.

**Section III.** The Committee members shall 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 to and ambassadors of the planning process.

**Section IV.** All policies of the Plan must be supported by a vote of three-quarters of the members present of the Committee and a simple majority of the members present for the Planning & Zoning Commission before the policy moves forward as a recommendation to the City Council.

**Section V.** The Committee and this Resolution will sunset at the conclusion of the planning process associated with this Resolution, as determined by the City Council.

**Section VI.** This Resolution is effective upon adoption.


[Signature]
Harry LaRosiliere, MAYOR

ATTEST:
[Signature]
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:
[Signature]
Paige Mims, CITY ATTORNEY