DATE: July 6, 2021
TIME: 6:00 p.m.

CALL TO ORDER

OUR VISION: PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The Comprehensive Plan Review Committee will open their Regular Meeting at 6:00 p.m. on Tuesday, July 6, 2021, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center to discuss posted items in the regular meeting as allowed by law. Some members, consultants, and staff may participate remotely via videoconference. This meeting is open to the public, but will not include public comment.

For those wanting to watch the meetings, they will be live streamed on Plano's website at www.planotv.org. As an ad hoc Committee of the City of Plano, the Open Meetings Act does not apply. This meeting will not include public comments. A recording of the meeting will be made available on www.PlanoCompPlanReview.org.

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION

1. Minutes: April 27, 2021 Purvis
2. Minutes: June 21, 2021 Purvis
3. Discussion and Consideration: Draft Plan Shockey
4. CPRC Work Plan Review & Updates Sefko

ADJOURN

COUNCIL LIAISONS: Mayor Pro Tem Kayci Prince and Council Member Rick Grady
Chair Shockey convened the Committee into the regular meeting on Tuesday, April 27, 2021, at 6:02 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Eleven members were present. Five members were present via videoconference. Chair Shockey led the Committee in the Pledge of Allegiance. Member Lin was present for attendance but subsequently absent for all discussion and votes.
ITEMS FOR DISCUSSION

1) **Minutes: April 13, 2021**

   MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Beckley the Committee voted 15-0 to approve the April 13, 2021, meeting minutes. Member Lin was not present.

2) **Discussion and Consideration: Draft Plan Executive Summary**

   Chair Shockey presented a summary of the Draft Plan Executive Summary and opened the floor for discussion. Discussion was held and questions were asked. The Committee agreed to consider the Executive Summary as part of the Draft Plan in Agenda Item 3.

3) **Discussion and Consideration: Draft Plan**

   Chair Shockey opened discussion on the Draft Plan.

   MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu the Committee voted 15-0 to approve the Draft Plan and to send it to the Planning & Zoning Commission, with the following modifications:
   
   - **Guiding Principle 1.5:** Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.
   - **Guiding Principle 3.4:** The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
   - **Expressway Corridors, p. 91:** Residential Uses & Environmental Health - Due to noise and health impacts of expressways, residential development should be considered in very limited circumstances where needed to revitalize declining commercial centers.
   - **Revising the Future Land Use Map colors.**
   - **Executive Summary, p. ES-1:** The 2021 Comprehensive Plan is a 20 to 30-year framework to guide the city’s future, providing policy and direction related to future growth and redevelopment, transportation, housing, city services, and other important aspects of the community.
   - **Desirable Character Defining Elements, p. 73:** Intensity and Scale are a combination a combination of a building’s height and how much of the property it covers terms used to measure how large a building can be built relative to the size of an individual property or district.
   - **Downtown Corridors, p. 89:** Transit-Oriented Development - The principles of transit-oriented development will be used at planned stations along both rail lines, with residential, employment, retail, and civic uses located within one-quar ter to half mile walking distance of a rail transit stop.
• Executive Summary, p. ES-17: All new housing will occur within 1/4 mile of Transit-Oriented Development (TOD) Areas

• Executive Summary, p. ES-9: correction of Multifamily and Total Housing numbers:
  o Multifamily, 2050 (Low): 57,300 (41%) 54,200 (39%)
  o Multifamily, 2050 (High): 57,300 (40%) 54,200 (38%)
  o Total Housing, 2050 (Low): 140,000 136,900
  o Multifamily, 2050 (High): 141,400 141,300

• Make the Executive Summary part of the Plan, and add a disclaimer:
  o DISCLAIMER: The Executive Summary, including the Maximum Development Scenarios section and associated maps, are for illustrative purposes only. The Maximum Development Scenarios’ associated maps are created to provide examples of how the Plano Comprehensive Plan 2021 functions, and they should be used to understand the methodology that will be used to analyze development applications, but they are not an analysis of any particular request for a zoning change. The language in the Executive Summary should not be used when evaluating a zoning application’s compliance with the Comprehensive Plan.

Member Lin was not present.

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Crawford, the Committee voted 15-0 to name the Draft Plan “Plano Comprehensive Plan 2021” as a working title. Member Lin was not present.

4) CPRC Work Plan Review & Updates

Mr. Sefko presented the CPRC Work Plan and updates to it to the Committee. Discussion was held and questions were asked.

5) Presentation: Public Outreach Plan

Mr. Sefko presented the Public Outreach Plan to the Committee. Discussion was held and questions were asked.

Vice Chair Bronsky requested that the Committee allow Member Lin to include his vote on the Draft Plan following the meeting. Deputy City Attorney Michelle D’Andrea noted that due to the ad-hoc nature of the Committee, that would be acceptable.

With no further discussion, Chair Shockey adjourned the meeting at 8:08 p.m.

______________________________
Doug Shockey, Chair
JOINT SPECIAL CALLED MEETING
OF THE PLANNING & ZONING COMMISSION
AND THE COMPREHENSIVE PLAN REVIEW COMMITTEE
JUNE 21, 2021

COMMISSIONERS PRESENT
M. Nathan Barbera, Chair
David Downs, 1st Vice Chair
Robert Gibbons, 2nd Vice Chair
Arthur Stone
Allan Samara
Gary Cary
Gwen Walters
Rick Horne

COMMITTEE MEMBERS PRESENT
Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jeff Beckley
Erin Dougherty
Mary Jacobs
Salvator La Mastra
Jijie “Jack” Liu
Yoram Solomon

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE
Jaci Crawford
Carolyn Doyle
Richard “Larry” Howe
Hilton Kong
Sara Wilson

COMMITTEE MEMBERS ABSENT
Jim Dillavou
Xinyi Gong
Michael Lin

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Christina Sebastian, Lead Planner
Linette Magaña, Administrative Support Supervisor
Kim O’Bryon Bridges, Senior Administrative Assistant

CONSULTANT PRESENT
Dan Sefko, Freese & Nichols, Inc.
CONSULTANT PRESENT VIA VIDEOCONFERENCE
Daniel Harrison, Freese & Nichols, Inc.

Planning & Zoning Commission Chair Barbera and Comprehensive Plan Review Committee Chair Shockey convened the Commission and Committee into the Joint Special Called Meeting on Monday, June 21, 2021, at 5:15 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Chairs Barbera and Shockey stated at 5:16 p.m. that the Planning & Zoning Commission and Comprehensive Plan Review Committee would convene into Executive Session in compliance with Chapter 551, Government Code, Vernon’s Texas Codes, Annotated in order to consult with Michelle D’Andrea, Deputy City Attorney, and receive Legal Advice (Section 551.071) for which a certified agenda is not required.

Chairs Barbera and Shockey reconvened the Commission and Committee into the Joint Special Called Meeting at 6:15 p.m. With no further business the meeting was adjourned.

M. Nathan Barbera, Chair

__________________________________________

Doug Shockey, Chair
Agenda Item 3

Discussion and Consideration: Draft Plan

DESCRIPTION:

Hold a discussion and consider the Planning & Zoning Commission’s proposed modifications to the Draft Comprehensive Plan.

REMARKS:

On June 21, 2021, the Planning & Zoning Commission (P&Z) considered the updates to the Draft Plan, including the Future Land Use and Dashboards, and approved the documents with the exception of the Executive Summary by a unanimous vote with recommended changes. The plan is being returned with five proposed modifications located in the following areas: Guiding Principles, Actions LU1, RGM1, and RGM5, and the website context for the Redevelopment of Regional Transportation Corridors Policy. The Executive Summary will be considered by the P&Z at its July 19, 2021 meeting. The purpose of this item is to discuss and consider the proposed modifications by P&Z.

P&Z Proposed Changes

The following changes to the Draft Plan were recommended (8-0) by the P&Z on June 21, 2021:

1. Move Guiding Principle 2.4 from “Plano 2050” to “Plano Today,” and add the word “residential” in front of “development”, as follows:

Guiding Principle 1.52.4: “The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.” [See Attachment A.]

Explanation: The Commission agreed the statement was more appropriate under Plano Today, and thought that some significant changes to commercial development might be anticipated.

2. Revise Action LU1 under the Land Use Policy to state:

“Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction guidance from the Comprehensive Plan.” [See Attachment B.]
Explanation: The Commission indicated it was more precise to state the Comprehensive Plan is a policy document providing guidance in decision-making.

3. Revise the Website Context for the Redevelopment of Regional Transportation Corridors Policy to state:

   “Four expressway corridors, one active light rail, and one planned commuter rail line provide a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed commercial and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.” [See Attachment C.]

Explanation: As the Silver Line commuter rail line is actively under construction and the zoning requests for the new stations were approved by City Council in early 2021, the Commission agreed that the line should no longer be considered “planned.”

4. Revise Action RGM1 under the Redevelopment & Growth Management Policy to state:

   “Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Develop zoning regulations that allow occasional proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a supermajority vote by City Council.” [See Attachment D.]

Explanation: The P&Z agreed the requirement for a supermajority vote was problematic due to legal concerns and believed the remaining language continues to emphasize that projects that do not conform to the Future Land Use Dashboards are disfavored. Furthermore, they expressed that any zoning request considered by P&Z and City Council with deviations from the dashboards would be carefully considered for consistency with the Guiding Principles and whether they provided substantial benefits to immediate neighbors, surrounding community, and general public interest.

5. For Action RGM5 in the Redevelopment & Growth Management Policy:

   “Ensure that any rezoning requests for multiuse development include:
A) At least 50% of total square footage for nonresidential uses, and

BA) A minimum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development). Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development, and

CB) Key design features provided prior to or concurrent with the development of any residential uses. Key design features are those elements of a development supporting the long-term value to the overall community, and specifically any new residents, including, but not limited to, open/green space, amenities, street enhancements, and trails—(Keep language, but relocate as a definition for “Key Design Features” in the Glossary) [See Attachment E.]

Explanation: The P&Z agreed with the spirit and intent of this standard, but believed that the plan needs more opportunity to allow for the unique consideration of each proposal and property. Recommending an overall fixed percentage for residential square footage might exclude sites on an economic basis. CPRC’s concerns with phasing requirements that allow residential portions of mixed-use developments to be constructed without adequate delivery of nonresidential uses and amenities were supported.

Higher Bar For Exceptions

Based on previous CPRC discussions, staff and the consults anticipate the Committee may want to consider what other alternatives may exist to establish a “very high bar for exceptions” as recommended in Criteria 3 of the CPRC Subcommittee Report. The following alternatives are suggested for the Committee’s consideration:

1. Recommend that the Planning & Zoning Commission and/or City Council make specific findings to document how rezoning is found consistent with the Comprehensive Plan. This would create a record of accountability for elected and appointment officials, who would go “on the record” with reasoning in the Comprehensive Plan supporting their zoning decisions, pro or con. As such it could provide greater transparency for the public and be a more fair process for all parties. An example of how findings could be recorded as part of a zoning change request is included as Attachment F.

2. Recommend that the Planning & Zoning Commission and City Council increase the zoning notification requirements. Currently the city notifies property owners within 500 feet of proposed changes. The notification boundary could be extended to 1,000 feet. This would increase public awareness for all rezoning cases and
would provide notice to an area with a radius five times the length of the requirements in state law.

CPRC Review

As part of this agenda item, after any discussion is complete, the CPRC may choose to take one of the following actions:

- **Approve as Presented** – If approved by at least 75% of the CPRC, the Draft Plan will be presented for public feedback, pending review of the Executive Summary by P&Z.

- **Approve with Amendments** – If approved by at least 75% of the CPRC, the Draft Plan with specific amendments will be forwarded to the Planning & Zoning Commission (P&Z) for its review.

- **Table the Item** – The CPRC may table consideration of the Draft Plan to a future meeting to allow for additional discussion or modifications.

Please note, this may be the last opportunity to make modifications to the Draft Plan until after public outreach is complete if the P&Z recommends approval of the Executive Summary (the remaining part of the Plan for their consideration) as submitted by the CPRC.

**RECOMMENDATION:**

Recommended to approve and prepare the Draft Plan for public Feedback, once the Executive Summary is approved.

1. If revisions are necessary, a concise statement of explanation to the P&Z from the CPRC would be very helpful in their further deliberation of the issue.

2. If there is a vote to maintain the CPRC’s original language, a similarly concise dissenting opinion would be appropriate to enter into the record.

**ATTACHMENTS:**

Attachment A – Guiding Principles Proposed Changes
Attachment B – Land Use Policy Proposed Changes
Attachment C – Redevelopment of Regional Transportation Corridors Policy Proposed Changes
Attachment D – Redevelopment and Growth Management Policy Proposed Changes
Attachment E – Glossary Proposed Changes
Attachment F – Example Findings
Guiding Principles

The following set of guiding principles to the Comprehensive Plan establish overarching themes that apply to all policies and actions and express values for “Plano Today,” “Plano 2050,” and “Plano Together.” These principles are not intended to stand alone but to be used in concert with one another and carry across the Plan as a whole. Each principle must be judged through a lens that incorporates all of the other principles to be fully and accurately understood.

**Guiding Principle 1 | Plano Today**

1.1 The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.

1.2 The Plan promotes the safety, viability, and vibrancy of Plano’s existing neighborhoods, managing growth, and shaping change that complements the city’s suburban character and rich history.

1.3 The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, entertainment, and institutions that support a vital economy.

1.4 The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.

1.52.4 The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.

1.6 Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

**Guiding Principle 2 | Plano 2050**

2.1 The Plan enhances the quality of life in the long-term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.

2.2 The Plan successfully manages Plano’s transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.

2.3 The Plan builds on Plano’s strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.

2.4 The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.

2.5 Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.
Guiding Principles

Guiding Principle 3 | Plano Together

3.1 The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano “home.”

3.2 The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.

3.3 The Plan embraces Plano’s position as a leader in the region, demonstrating the city’s standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.

3.4 The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.

3.5 Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.
Zoning has played an important role for cities in addressing the issue of land use compatibility. The maps and dashboards in the city’s Comprehensive 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 advantageous in some cases. To provide housing and employment choices aligned with the market, Plano will support a system of organized land use where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.

Policy

Plano will support a system of organized land use to provide 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.

Actions

**LU1)** Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction/guidance from the Comprehensive Plan.

**LU2)** 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.

**LU3)** Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.

**LU4)** Create regulations that incentivize the redevelopment and revitalization of underperforming retail and multifamily development.

**LU5)** Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.

**LU6)** Develop locations for special area plans to focus development and redevelopment efforts in conformity with the Comprehensive Plan.

**LU7)** Develop review criteria that provides guidance on the community’s preferences regarding mixed-use developments, such as desired mix of uses, densities, parking, phasing plans, minimum open space, building placement, quality of building materials, residential adjacency, and other urban design elements.
Built Environment | Land Use & Community Design | Redevelopment of Regional Transportation Corridors

Redevelopment of Regional Transportation Corridors

Four expressway corridors, one active light rail, and one planned commuter rail line provide a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed commercial and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.

Policy

Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial, retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensives Plan standards.

Actions

RTC1) Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed.

RTC2) Adopt regulatory strategies that permit and encourage a viable mix of residential, employment, and other diverse land uses in locations identified as Urban Activity Centers.

RTC3) Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses, such as schools, daycares, parks, senior housing, and other residential uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.
Redevelopment & Growth Management

As Plano is now mostly developed with a well-established built environment, significant changes to population and development patterns, as in previous decades, are no longer anticipated. However, the city’s reputation as a highly desirable suburban community and world-class business center means significant pressure for new growth and redevelopment will continue in many parts of the city. Although this is positive for sustaining reinvestment and continuing vitality of the community, zoning requests also often include some component of high density residential and/or high intensity commercial uses in close proximity to established, lower-density neighborhoods. This creates tension between two major priorities for the city: creating a business-friendly environment that promotes a healthy economy and conserving the existing suburban character of established neighborhoods within the city.

To address these priorities effectively, the process for zoning changes in Plano needs to manage change in a way that encourages collaboration and communication between land owners making significant investments in the community and nearby residents and property owners who are the most impacted by zoning decisions. Engaging the community early in the process often leads to more successful outcomes for all parties. To that end, Plano will create innovative tools and update processes that encourage proactive engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.

Policy

Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

Actions

**RGM1)** Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Develop zoning regulations that allow occasional proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a supermajority vote by City Council.

**RGM2)** Develop and implement a formalized community forum process during which rezoning petitioners adjacent to established neighborhoods engage with interested citizens as part of the rezoning process.

**RGM3)** Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.
RGM4) Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.

RGM5) Ensure that any rezoning requests for multiuse development include:

A) At least 50% of total square footage for nonresidential uses, and

B) A minimum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development), and

A) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development, and

B) Key design features provided prior to or concurrent with the development of any residential uses. Key design features are those elements of a development supporting the long-term value to the overall community, and specifically any new residents, including but not limited to, open/green space, amenities, street enhancements, and trails. (Keep language, but relocate as a definition for “Key Design Features” in the Glossary) [See Attachment E.]

RGM6) 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. The study should include residents’ preferences for development as part of the results.

RGM7) Review the Comprehensive Plan every two years to determine if routine updates are warranted to ensure consistency with citywide goals and respond to development trends and changing conditions. When major changes are deemed necessary, consider creating a citizen committee, working collaboratively with the Planning & Zoning Commission, to ensure the community has opportunities to actively participate in the recommended updates.

RGM8) Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city’s Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

RGM9) Limit small-scale multifamily to developments that are at least 10 acres in size, have a unit mix of no more than 25% multifamily units, and are controlled by a governance association.
GLOSSARY OF TERMS

PURPOSE

The purpose of the Glossary of Terms is to explain the concepts located throughout the Plano Comprehensive Plan. In addition, the Glossary serves to clarify terms that may have multiple meanings. Unlike definitions adopted in a regulatory document, this Glossary of Terms does not strictly govern the document, but the terms can and should be utilized to generally explain the content of the document.

Definitions have been cited from a variety of accredited sources. Sources are listed after each definition and a complete list, along with links to the cited definitions, is provided in the References section of the Glossary.

Disclaimer: Some terms listed within this Glossary have also been defined in adopted City of Plano regulatory documents, as they may be amended from time to time, such as the Zoning Ordinance. Adopted definitions in regulatory documents control those documents, while these Glossary terms advise only the Plano Comprehensive Plan.

TERMS

Americans with Disabilities Act (ADA)  Historic Preservation (Heritage Preservation)  Pedestrian-Friendly
Apartment  Industrial Types  Public Improvement District (PID)
Area Plan  Infill Development  Redevelop/Redevelopment
Arterial  Infrastructure  Renewable Energy
Attached Single-Family Types  Institutional Types  Residential Adjacency
Attached Single-Family Types, Brownstones  Intelligent Transportation System  Retail Types
Attached Single-Family Types, Duplexes  Investment Zones  Ridesharing
Attached Single-Family Types, Row Houses  Key Design Features  Right-of-Way
Attached Single-Family Types, Townhomes  Level of Service (Bicycles and Pedestrians)  Safe Routes to School Maps
Building Intensity  Level of Service (Traffic)  Sensitive Land Uses
Bus Rapid Transit (BRT)  Light Rail  Setback
City Property  Micromobility  Short Hop Services
Community Crime Prevention Through Environmental Design (CPTED)  Mix of Use Measurement Areas  Stormwater Runoff
Commuter Rail  Mobility  Streetscape
Compatibility  Mode Share  Suburban
Condominiums  Multifamily Types  Sustainable Development
Context-Sensitive  Multifamily Types, Garden-Style  Tax Increment Financing (TIF)
Corridor  Multifamily Types, High-Rise  Thoroughfare
Dallas Area Rapid Transit (DART)  Multifamily Types, Independent Living  Traffic Calming
Density (Future Land Use Map)  Multifamily Types, Main Street-Style  Traffic Impact Analysis
Design Elements  Multifamily Types, Mid-Rise  Trail, Off-Street
Detached Single-Family Types  Multifamily Types, Small-Scale  Transit
Detached Single-Family Types, Conventional Houses  Multimodal Streets  Transit-Oriented Development (TOD)
Detached Single-Family Types, Estates  Multimodal Streets Ordinance  Transit Shuttle
Detached Single-Family Types, Patio Homes  Natural Feature  Transportation Demand Management (TDM)
Detached Single-Family Types, Small-Lot Single-Family  Neighborhood  Unified Design
Dwelling Units per Acre  North Central Texas Council of Governments (NCTCOG)  Urban
Expressway  Office Types  Urban Design
Gateway  Open Space  Urban Heat Island
Green Buildings  Overlay Districts  Walkability
Heat Island  Paseo  Zoning
Institutional Types
Institutional Types includes educational, medical, and government related uses, such as:
- hospitals
- emergency rooms
- schools
- post offices
- government facilities
- assisted living
- religious facilities
- police/fire stations

1While retirement housing is categorized as EIPS in the Zoning Ordinance, institutional housing can be associated with both Residential and Employment uses. Assisted living and long-term care facilities are considered Institutional Types due to their operations.

Intelligent Transportation System
Intelligent Transportation Systems (ITS) technologies advance transportation safety and mobility and enhance American productivity by integrating advanced communications technologies into transportation infrastructure and into vehicles. It encompasses a broad range of wireless and traditional communications-based information and electronic technologies. (United States Department of Transportation)

Investment Zones
See Tax Increment Financing and Public Improvement District

Level of Service (Bicycles and Pedestrians)
Multimodal performance measures [that] focus as much on the quality and convenience of facilities as they do on movement and flow. For example, the adequacy of pedestrian facilities is not determined by how crowded a sidewalk is but by the perception of comfort and safety. For transit services, frequency is an important attribute, but “on-time performance” and the pedestrian environment surrounding bus and rail stations are also critical aspects of the traveler experience. (Institute of Transportation Engineers)

Light Rail
A transit mode that typically is an electric railway with a light volume traffic capacity compared to heavy rail (HR). It is characterized by:
- Passenger rail cars operating singly (or in short, usually two car, trains) on fixed rails in shared or exclusive right-of-way (ROW);
- Low or high platform loading; and
- Vehicle power drawn from an overhead electric line via a trolley or a pantograph. (National Transit Database Glossary)

Micromobility
Any small, low-speed, human or electric-powered transportation device, including bicycles, scooters, electric-assist bicycles (e-bikes), electric scooters (e-scooters), and other small, lightweight, wheeled conveyances. (Federal Highway Administration)

Mix of Use Measurement Areas
The areas used to determine the total acreage or dwelling units when analyzing the Mix of Uses of the Future Land Use Map & Dashboards. Three methods are used in Plano:
- **Citywide**: The total area within the same future land use (FLU) category in the city is considered as a whole when measuring the mix of uses. For example, all Neighborhoods (N) areas are measured together, regardless of gaps or lack of contiguity.
- **Per Adjoining Corner/Center**: All continuous areas within the same FLU category are considered as a whole when measuring the mix of uses regardless of gaps, separation by major roadways, or having only point-to-point connectivity.

Example 1: the Community Corners (CC) on the north side of the Spring Creek Pkwy. and Coit Rd. intersection have adjacency across a major roadway and are measured together.
Findings Regarding Zoning Case 20XX-0YY

I, Commissioner _________________, voted in SUPPORT of this case finding the following consistency with the petition:

☐ Full findings of staff report, or

☐ Suburban Activity Center Future Land Use category and dashboard

☐ Land Use Policy

☐ Action 2 in Redevelopment and Growth Management

☐ Action 3 in Transit Oriented Development

☐ Other

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Signed __________________________ Date __________________________
Findings Regarding Zoning Case 20XX-0YY

I, Commissioner ________________, voted in **OPPOSITION** to this case finding the following inconsistencies with the petition:

- [ ] Adequate Public Facilities
- [ ] Guiding Principle 2.3
- [ ] Traffic Impact Analysis
- [ ] Community input – Guiding Principle 1.6
- [ ] Growth Management – Guiding Principle 3.4
- [ ] Other

________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

Signed

Date
Agenda Item 4

Discussion: CPRC Work Plan Review & Updates

DESCRIPTION:

Hold a discussion and make any modifications to the Comprehensive Plan Review Committee (CPRC) Work Plan.

REMARKS:

On January 22, 2020, the Committee adopted a CPRC Work Plan that outlined target dates for discussion of key issues related to density, land use, transportation, growth management, and other unclassified topics. This is intended to be a working document that can be modified as needed.

Pursuant to direction at the subcommittee meetings, Freese and Nichols, Inc. has made the following modifications to the Work Plan:

- Updated meeting dates to include the July 6, 2021 CPRC “Draft Joint Plan Finalization” meeting
- Revised tentative timelines for next steps in the process, including Draft Plan finalization, public outreach, and adoption hearings.
- Updated meeting discussion topics to reflect the agenda.

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.

As the process stands (assuming approvals moving forward), the earliest date the plan could reach City Council, utilizing regularly scheduled meetings, is the September 27, 2021 meeting.

RECOMMENDATION:

Consider the CPRC Work Plan and make modifications as necessary.

ATTACHMENTS:

Attachment A – CPRC Work Plan
### Items to Consider Throughout the Review Process

<table>
<thead>
<tr>
<th></th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Be mindful of taxpayers – partner with private companies.</td>
<td>Continuous</td>
</tr>
<tr>
<td>2</td>
<td>How to retain existing population and attract new residents.</td>
<td>Continuous</td>
</tr>
<tr>
<td>3</td>
<td>Maintain parks and transportation via solid economic development goals and efforts.</td>
<td>Continuous</td>
</tr>
<tr>
<td>4</td>
<td>Have a plan to prevent crime and support police.</td>
<td>Continuous</td>
</tr>
<tr>
<td>5</td>
<td>Actions to execute what is in the plan.</td>
<td>Continuous</td>
</tr>
<tr>
<td>6</td>
<td>The City should move in the same direction of Plano 2045.</td>
<td>Continuous</td>
</tr>
<tr>
<td>7</td>
<td>The purpose of the comprehensive plan relating to density, land use, growth management, and transportation.</td>
<td>Continuous</td>
</tr>
<tr>
<td>8</td>
<td>We all want to live in the best community.</td>
<td>Continuous</td>
</tr>
<tr>
<td>9</td>
<td>Think about how we deliver the city to future generations.</td>
<td>Continuous</td>
</tr>
<tr>
<td>10</td>
<td>Strive for factual support.</td>
<td>Continuous</td>
</tr>
</tbody>
</table>

### Education and Training Items

<table>
<thead>
<tr>
<th></th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Plano Facts and Figures</td>
<td>Jan-22</td>
</tr>
<tr>
<td>2</td>
<td>Zoning change notice procedures</td>
<td>Feb-4</td>
</tr>
<tr>
<td>3</td>
<td>Executive Session for Legal Advice: Respond to questions and receive legal advice regarding the Fair Housing Act and legal issues related to comprehensive planning</td>
<td>Feb-4</td>
</tr>
<tr>
<td>4</td>
<td>Undeveloped Land Map &amp; Population Projections Part 1</td>
<td>Feb-4</td>
</tr>
<tr>
<td>5</td>
<td>Active Residential Projects and Population Projections Part 2</td>
<td>Feb-20</td>
</tr>
<tr>
<td>6</td>
<td>Police Department and Fire-Rescue Facts and Figures</td>
<td>Feb-20</td>
</tr>
<tr>
<td>7</td>
<td>Future Land Use Plans from Surrounding Cities</td>
<td>Feb-20</td>
</tr>
<tr>
<td>8</td>
<td>Review Middle Housing Types</td>
<td>March-3</td>
</tr>
<tr>
<td>9</td>
<td>Plano ISD Facts and Figures (Presentation by Plano ISD Superintendent)</td>
<td>June-16</td>
</tr>
<tr>
<td>10</td>
<td>How does DART membership work? How is DART-funded? (Survey Question Response)</td>
<td>April-21</td>
</tr>
<tr>
<td>11</td>
<td>Define what counts as a “journey to work trip” related to transportation demand management. (Survey Question Response)</td>
<td>April-21</td>
</tr>
<tr>
<td>12</td>
<td>Special Districts and Incentives for Real Estate Development</td>
<td>August-18</td>
</tr>
<tr>
<td>13</td>
<td>Future Land Use Map Categories and Descriptions</td>
<td>September-1</td>
</tr>
<tr>
<td>14</td>
<td>Growth and Change Map Categories and Descriptions</td>
<td>September-15</td>
</tr>
</tbody>
</table>
## Past Meetings

<table>
<thead>
<tr>
<th>Meeting #</th>
<th>Meeting Topic and Agenda</th>
<th>Meeting Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPRC #1</td>
<td><strong>Kickoff Meeting</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Introductions</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Purpose of Project</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Ice Breaker Exercise</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Planning 101</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Review CPRC Survey Results</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Issue Identification Exercise</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7) Discussion of Topics for Next Meeting</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Saturday, January 11, 2020</td>
</tr>
<tr>
<td>CPRC #2</td>
<td><strong>Vision and Direction</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Approval of Minutes: January 11, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Discussion: Plano Tomorrow Vision Statement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; Direction: Analysis of Survey Results and Kickoff</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Meeting Feedback</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Presentation: Plano Facts and Figures</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Discussion: Residential Density</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tuesday, January 22, 2020</td>
</tr>
<tr>
<td>CPRC #3</td>
<td><strong>Density Topic, Housing Type Discussion</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Approval of Minutes: January 22, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Presentation: Zoning Change Public Notification and Participation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Presentation: Undeveloped Land Map</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Executive Session for Legal Advice: Respond to questions and receive legal advice regarding the Fair Housing Act, Court Cases, and HUD Interpretations Related to Planning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Presentation: Fair Housing Act, Court Cases, and HUD Interpretations Related to Planning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Discussion &amp; Direction: Housing Types</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7) Discussion: CPRC Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tuesday, February 4, 2020</td>
</tr>
<tr>
<td>CPRC #4</td>
<td><strong>Density Topic, Housing Type Discussion Cont.</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Approval of Minutes: February 4, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Presentation: Plano Police Department and Plano Fire-Rescue</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Presentation: Population Projections Part 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Presentation: Future Land Use Plans from Surrounding Cities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Discussion &amp; Direction: Missing Middle Housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Discussion &amp; Direction: Housing Types</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7) Discussion &amp; Direction: Future Land Use Map Categories and Housing Approach</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8) Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tuesday, February 20, 2020</td>
</tr>
<tr>
<td>CPRC #5</td>
<td><strong>Density Topic, Housing Type Discussion Cont.</strong></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>1) Approval of Minutes: February 20, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Discussion &amp; Direction: Middle Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3) Discussion &amp; Direction: Housing Types</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4) Discussion &amp; Direction: Future Land Use Map Categories and Housing Approach</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5) Work Plan Updates</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tuesday, March 3, 2020</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #6</th>
<th><strong>Meeting Canceled</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, March 18, 2020</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #7</th>
<th><strong>Meeting Canceled</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, March 31, 2020</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #8</th>
<th><strong>Density Topic, Housing Types Cont., &amp; Housing Mix Discussions</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Approval of Minutes: March 3, 2020</td>
<td></td>
</tr>
<tr>
<td>2) Presentation: Changes to Committee Work Plan in Response to COVID-19</td>
<td></td>
</tr>
<tr>
<td>3) Discussion: Freese and Nichols, Inc. Summary of Issues</td>
<td></td>
</tr>
<tr>
<td>4) Discussion: Committee Homework Results</td>
<td></td>
</tr>
<tr>
<td>5) Presentation: Committee Perspectives on the Plano Tomorrow Plan</td>
<td></td>
</tr>
<tr>
<td>6) Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td>Tuesday, April 14, 2020</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #9</th>
<th><strong>Transportation Topic, Introduction Transportation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Approval of Minutes: April 14, 2020</td>
<td></td>
</tr>
<tr>
<td>2) Presentation: Transportation Overview</td>
<td></td>
</tr>
<tr>
<td>3) Presentation: Transportation and Comprehensive Plans</td>
<td></td>
</tr>
<tr>
<td>4) Discussion &amp; Direction: Transportation Actions in Plano Tomorrow</td>
<td></td>
</tr>
<tr>
<td>5) Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td>Tuesday, April 21, 2020</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #10</th>
<th><strong>Meeting Canceled</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, May 5, 2020</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #11</th>
<th><strong>Meeting Canceled</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, May 19, 2020</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #12</th>
<th><strong>Transportation Topic, Bundles 1 - 3 Discussion</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Approval of Minutes: April 21, 2020</td>
<td></td>
</tr>
<tr>
<td>2) Discussion: Committee Perspectives on Transportation Topics</td>
<td></td>
</tr>
<tr>
<td>3) Discussion &amp; Direction: Transportation Themes Voting Exercise</td>
<td></td>
</tr>
<tr>
<td>4) Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td>Tuesday, June 2, 2020</td>
<td></td>
</tr>
<tr>
<td>Date: Tuesday, July 6, 2021</td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>CPRC #13</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Transportation Topic, Bundles 1 - 6 Discussion</strong></td>
<td></td>
</tr>
</tbody>
</table>
| 1) Approval of Minutes: June 2, 2020  
2) Presentation: Plano ISD Information  
3) Work Plan Updates  
4) Plano Tomorrow Video Scripts  
5) Discussion & Direction: Transportation Themes Voting Exercise |
| Tuesday, June 16, 2020 |
| **CPRC #14** |
| **Transportation Topic, Bundles 2 - 11 Discussion** |
| 1) Approval of Minutes: June 16, 2020  
2) Discussion & Direction: Comprehensive Plan Guiding Principles  
3) Discussion & Direction: Transportation Themes Polling Exercise  
4) CPRC Work Plan Updates |
| Tuesday, June 30, 2020 |
| **CPRC #15** |
| **Transportation Topic, Transportation Bundles 1 - 11 Discussion & Vote** |
| 1) Approval of Minutes: June 30, 2020  
2) Consideration: Comprehensive Plan Guiding Principles  
3) Consideration: Transportation Bundle 1  
4) Consideration: Transportation Bundles 2-6  
5) Discussion & Direction: Transportation Bundles 7-11 Polling Exercise  
6) Presentation: Returning to Density Discussion  
7) CPRC Work Plan Updates |
| Tuesday, July 7, 2020 |
| **CPRC #16** |
| **Complete Bundles 8-11 and Preview Bundles 12-22** |
| 1) Approval of Minutes: July 7, 2020  
2) CPRC Work Plan Updates  
3) Discussion & Consideration of Transportation Bundles 8-11  
4) Presentation: Returning to Density Discussion |
| Tuesday, July 21, 2020 |
| **CPRC #17** |
| **Open Discussion on Density, Land Use, and Growth Management Topics** |
| 1) Approval of Minutes: July 7, 2020 and July 21, 2020  
2) CPRC Work Plan  
3) Discussion: Committee Perspectives on Density, Land Use, and Growth Management  
4) Discussion & Direction: Density Guidance Map |
| Tuesday, August 4, 2020 |
| **CPRC #18** |
| **Bundles 12, 13, 14, and 15** |
| 1) Approval of Minutes: August 4, 2020  
2) CPRC Work Plan Updates  
3) Presentation: Instructions on Virtual Tour  
4) Presentation: Special Districts and Incentives for Real Estate Development  
5) Discussion & Consideration: Bundles 12-15 |
| Tuesday, August 18, 2020 |
### ***Self-Guided Tour***

1. The purpose of the tour is to help CPRC members understand Plano’s retail corners.
2. CPRC members are to drive to four locations and consider the future of the retail corners.
3. The self-guided tour replaces the bus tour.
4. CPRC members to ask themselves questions similar to the following:
   a. “Should this area remain exactly the same as it exists today?”
   b. “Is this area likely to change for better or worse under market conditions?”
   c. “If change is desired, what is the best way for this area to redevelop that benefits both the community and land owner?”
   d. “What land uses are economically practical and sustainable, and desirable in a neighborhood center?”
5. CPRC members bring their thoughts and comments to September 1 meeting and present individually.

### CPRC Special Event #1

- Bundles 16, 17, 18, and 19
- Approval of Minutes: August 18, 2020
- CPRC Work Plan Updates
- Presentation and Discussion: Future Land Use and Growth and Change Map
- Discussion: Four Corner Self-Guided Tour Feedback
- Discussion & Consideration: Bundles 16-19
- Discussion & Consideration: Bundle 12

- Bundles 20, 21, 22, 23, and 24
- Approval of Minutes: September 1, 2020
- CPRC Work Plan Updates
- Presentation and Discussion: Growth and Change Map
- Discussion & Consideration: Bundles 20-22
- Discussion: Bundles 23-24 and Related Proposals

### ***Saturday Workshop on Land Use and Maps***

1. Meeting Overview
2. Map Review
3. Exercise #1: Future Land Use Categories
4. Exercise #2: Future Land Use Map
5. Exercise #3: Growth and Change Map
6. Discussion & Consideration: Bundle 18
7. Continuation of Items from September 15th Meeting (if necessary)
### CPRC #21

**Glossary, P&Z Comments, New Bundles for P&Z Comment, Growth and Change Map, and Bundles 4/12, 18, and 20**

1. Approval of Minutes: September 9, 2020, September 15, 2020, and September 19, 2020
2. CPRC Work Plan Updates
3. Discussion & 1st Consideration: Send to P&Z - Bundles 13-17, 19, 21-22
4. Discussion & 2nd Consideration: Comments from P&Z - Bundles 1-3, 5-11, and Guiding Principles

**Tuesday, September 29, 2020**

### CPRC #22

**Housing Types Menu and Growth & Change Map**

1. Approval of Minutes: September 19, 2020, and September 29, 2020
2. CPRC Work Plan Updates
3. Member Presentation: Plano Bicycle Association Feedback
4. Discussion: Housing Types Menu
5. Exercise: Growth & Change Map

**Tuesday, October 6, 2020**

### CPRC #23a

**Future Land Use Map & Growth and Change Map**

1. Approval of Minutes: October 6, 2020
2. CPRC Work Plan Updates
3. Discussion & Consideration: FLU Map & Category Descriptions
4. Discussion & Consideration: G&C Map & Category Descriptions

**Tuesday, October 20, 2020**

### CPRC #23b

**Future Land Use Map & Density Guidance Map**

1. Approval of Minutes: October 20, 2020, and October 29, 2020
2. Discussion & Direction: Housing Menu
3. Discussion & Consideration: FLU Map & Category Descriptions
4. Discussion: Introduction to Density Guidance Map
5. CPRC Work Plan Updates

**Thursday, October 29, 2020**

### CPRC #24

**Remaining Items**

1. Approval of Minutes: November 10, 2020
2. Discussion & 1st Consideration: Bundles 4/12, 14, 15, 16, 18, 20
3. Discussion & 2nd Consideration: Bundles 10/13, 17, 19, 22
4. Discussion and Consideration: Future Land Use Map and Category Descriptions
5. CPRC Work Plan Updates

**Tuesday, November 10, 2020**

### CPRC #25a

**Tuesday, November 17, 2020**

### CPRC #25b

**Wednesday, November 18, 2020**
## CPRC #26a

**Consideration of FLUM, DGM, & Bundle 23 & 24**

1. Executive Session  
2. Approval of Minutes: November 17, 2020, and November 18, 2020  
3. Discussion: Density Guidance Map and Bundles 23 and 24  
4. Consideration: Density Guidance Map and Bundles 23 and 24  
5. Discussion and Consideration: FLU Map and Category Descriptions  
6. CPRC Work Plan Updates

**Tuesday, December 1, 2020**

---

## CPRC #26b

**Continuation of items from Prior Meeting If Needed (Continuation Meeting)**

1. Discussion: Density Guidance Map and Bundles 23 and 24  
2. Consideration: Density Guidance Map and Bundles 23 and 24  
3. Discussion and Consideration: Future Land Use Map and Category Descriptions  
4. Discussion and Consideration: Tabled Actions from Bundles 4/12 and 20 (new to agenda)  
5. CPRC Work Plan Updates and Outstanding Items

**Wednesday, December 9, 2020**

---

## CPRC #27

**Finalize Remaining Items for Draft Plan**

1. Approval of Minutes: December 1, 2020, and December 9, 2020  
2. Discussion and Consideration: Homework Responses  
3. Discussion and 2nd Consideration: Bundle 18  
4. Discussion: Future Land Use Map and Dashboards  
5. CPRC Work Plan Updates and Outstanding Items

**Tuesday, January 5, 2021**

---

## CPRC Subcommittee Meetings

**CPRC Subcommittee Prepares Recommendations on Draft Plan**

- January to March 2021

---

## CPRC #28

**Finalize CPRC Draft Plan Recommendations**

1. Approval of Minutes: January 5, 2021  
2. Presentation: Report from Subcommittee  
   a. Sal La Mastra  
   b. Hilton Kong  
   c. Jim Dillavou  
   d. Yoram Solomon  
   e. Eric Hill – Zoning Notification Updates  
3. Discussion and Consideration: Draft Plan  
4. CPRC Work Plan Review & Updates  
   Presentation: Public Outreach Plan

**Tuesday, April 13, 2021**
**Finalize CPRC Draft Plan Recommendations**
1) Approval of Minutes: April 13, 2021
2) Discussion and Consideration: Draft Plan Executive Summary
3) Discussion and Consideration: Draft Plan
4) CPRC Work Plan Review & Updates
5) Presentation: Public Outreach Plan

<table>
<thead>
<tr>
<th>CPRC #29</th>
<th><strong>P&amp;Z Meetings</strong></th>
<th><strong>P&amp;Z Review of CPRC Draft Plan Recommendations</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>P&amp;Z to discuss the CPRC’s Draft Plan Recommendations. Any changes requested by the P&amp;Z will be forwarded back to the CPRC.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #30</th>
<th><strong>Joint Special Called Meeting of the Planning &amp; Zoning Commission and Comprehensive Plan Review Committee</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Executive Session: Respond to questions and receive legal advice pursuant to Texas Government Code Section 551.071 regarding Draft Comprehensive Plan</td>
</tr>
</tbody>
</table>

**Tuesday, April 27, 2021**

**Monday, May 3, 2021**
**Monday, June 7, 2021**
**Monday, June 21, 2021**
## Remaining Process

<table>
<thead>
<tr>
<th>Meeting #</th>
<th>Meeting Topic and Agenda</th>
<th>Meeting Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPRC #31</td>
<td><strong>CPRC “Draft Joint Plan” Finalization</strong>&lt;br&gt;1) Approval of Minutes: April 27, 2021&lt;br&gt;2) Approval of Minutes: June 21, 2021&lt;br&gt;3) Discussion and Consideration: P&amp;Z Modifications to the Draft Plan&lt;br&gt;4) CPRC Work Plan Review &amp; Updates</td>
<td>Tuesday, July 6, 2021</td>
</tr>
<tr>
<td>P&amp;Z Meeting</td>
<td><strong>P&amp;Z “Draft Joint Plan” Finalization</strong>&lt;br&gt;P&amp;Z to discuss and consider approval of CPRC’s Draft Plan recommendations from the CPRC meeting on Tuesday, July 6, 2021. Once the plan receives 75% approval from CPRC and 50% approval from P&amp;Z, it will be referred to as the “Draft Joint Plan”. If approved, the Draft Joint Plan will be open to public review and the public outreach may begin.</td>
<td>Monday, July 19, 2021</td>
</tr>
</tbody>
</table>

### Public Outreach Preparation
Once the Draft Joint Plan is approved, staff and the consultants will need to prepare public outreach materials and finalize the new plan website.<br>1-2 weeks (late July – early August)

### Public Outreach Live
- Social Media outreach
- Draft Joint Plan Website Live
- Survey for Public Feedback (Live for 2 weeks: dates TBD)
- Special Event: Telephone Town Hall (1 night event: date TBD)<br>2 weeks (August)

### Public Outreach Results
Once public outreach is finished, staff and the consultants will need to process and publish the feedback for CPRC and P&Z review.<br>1-2 weeks (late August)

| CPRC #32  | CPRC will meet (possibly in a joint meeting with P&Z) to discuss the public outreach input results and may make modifications as necessary. At least 75% of the CPRC will need to approve sending the Final Joint Plan to the P&Z. | August 31, 2021 (tentative) |
| P&Z Public Hearing | The P&Z will meet (possibly in a joint meeting with the CPRC) and hold a public hearing on the Final Joint Plan. At least 50% of the P&Z will need to approve sending the Final Joint Plan to City Council for its consideration. | Date: TBD (early September - October) |

### City Council Public Hearing
Public hearing and consideration of Final Joint Plan<br>2 to 4 weeks (late September - November)