City of Plano
Comprehensive Plan Review

Meeting #31 | July 6, 2021 | CPRC No. 31
Agenda

1. **Minutes**: April 27, 2021
2. **Minutes**: June 21, 2021
3. **Discussion and Consideration**: Draft Plan
4. **CPRC Work Plan Review & Updates**
CPRC Review (Options for P&Z Changes)

- **Approve as Presented** (next step Public Review)
  - 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** (next step P&Z Review)
  - If approved by at least 75% of the CPRC, the Draft Plan with specific amendments will be forwarded to P&Z for review.

- **Table the Item** (next step CPRC Review)
  - The CPRC may table consideration of the Draft Plan to a **future CPRC meeting** to allow for additional discussion or modifications.
# Five P&Z Proposed Changes

| # 1. Guiding Principle 2.4 | • Move from “Plano 2050” to “Plano Today”  
|                          | • Add “residential” in front of development |
| # 2. Action LU1          | • Replace “direction” with “guidance”       |
| # 3. Website Context for RTC | • Delete “planned” in front of “commuter rail line” |
| # 4. Action RGM1         | • Replace “Develop regulations that allow” with “Allow”  
|                          | • Delete “supermajority”                     |
| # 5. Action RGM5         | • Delete “A”                                 
|                          | • Reword “B” (which becomes the new “A”)     
|                          | • Relocate second sentence of “C” (new “B”) to Glossary |
## Guiding Principles

The following set of guiding principles for 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. **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.**
2. **The Plan promotes the safety, visibility, and vibrancy of Plano’s existing neighborhoods, managing growth, and shaping change that complements the city’s suburban character and rich history.**
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.**
4. **The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.**
5. **The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.**
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

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. **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.**
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.**
4. **The Plan anticipates that Plano is mostly developed and does not anticipate significant changes in population or development in the future.**
5. **Implementation of the Plan will be factually responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.**
# 2. Action LU1

- Replace “direction” with “guidance”

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**Land Use**

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 guidance from the Comprehensive Plan.
- **LU2)** Review development regulations and implement standards that...
- **LU4)** Create regulations that incentivize the redevelopment and revitalization of underperforming retail and multifamily development.
- **LU5)** Review and ensure residential adjacency standards provide...
# 3. Website Context for RTC

- Delete “planned” in front of “commuter rail line”

## 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.
# 4. Action RGM1

- Replace “Develop regulations that allow” with “Allow”
- Delete “supermajority”

**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.
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

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.]
# 5. Action RGM5

- Delete “A”
- Reword “B” (which becomes the new “A”)  
- Relocate second sentence of “C” (new “B”) to Glossary

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Institutional Types

- Educational
- Religious
- Healthcare
- Offices
- Government facilities
- Assisted living
- Other

While retirement housing is considered as TIP in the Planning Ordinance, institutional housing can be associated with both Residential and Commercial Zones. Assisted living and long-term

Intelligent Transportation System

- Informational guidance to enhance mobility and efficiency of existing roadways by integrating advanced communication technologies into transportation information and traffic control systems. It encompasses a broad range of services and services such as information dissemination, real-time traveler information, and electronic toll collection (Federal Highway Administration).

Glossary of Terms

- **Level of Service (L)**: A measure of the amount of traffic that a roadway or intersection can accommodate, based on such factors as cleanliness, vehicle speed, and capacity. It is used to determine if a roadway or intersection is adequate for its purpose.

- **Citywide**: The total area within the city limits (within the Planning Jurisdiction/Planning Area). This includes all areas within the city limits.

- **Light Rail**: A fixed-guideway transit system that uses electrically powered vehicles operating on a dedicated track and uses automatic controls to operate. Light rail systems are generally faster and more efficient than buses.

- **Link**: A segment of roadway that connects two facilities, or a segment of roadway that connects two points.

- **Micronetworking**: Any small, low-speed, wireless or electric-powered traffic information system, including bicycles, scooters, and electric motor vehicles.

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Key Design Features

- 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 space, amenities, street enhancements, and trails.

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High Bar for Exceptions

Committee may want to consider what other alternatives may exist to establish a “very high bar for exceptions”

1. P&Z and/or City Council make specific findings to document how rezoning is found consistent with the Plan
2. Increase zoning notification requirements
High Bar for Exceptions

CITY OF PLANO
PLANNING & ZONING COMMISSION

DATE, YEAR

Agenda Item No. X

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

CITY OF PLANO
PLANNING & ZONING COMMISSION

DATE, YEAR

Agenda Item No. X

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
Work Plan Updates
Work Plan Overview

- P&Z Meeting: July 19, 2021
- Public Outreach: Late July-Late August (Tentative)
  - Telephone Townhall
  - Survey (Open for two weeks)
  - Draft Joint Plan Website
- Tentative CPRC Meeting: August 31, 2021 (Possibly joint with P&Z)
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
Thank you
For more information, please visit
www.PlanoCompPlanReview.org