

**COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
April 27, 2021**

COMMITTEE MEMBERS PRESENT

Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jeff Beckley
Jaci Crawford
Jim Dillavou
Carolyn Doyle
Hilton Kong
Salvator La Mastra
Jijie "Jack" Liu
Yoram Solomon
Sara Wilson

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE

Erin Dougherty
Xinyi Gong
Richard "Larry" Howe
Mary Jacobs
Michael Lin

STAFF PRESENT

Michelle D'Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Christina Sebastian, Lead Planner
Reza Sardari, Senior Planner
Kelsey Poole, Planner
Matt Purvis, Senior Administrative Assistant
Steve Andrews, Producer
Jimmy Vargas, Service Desk Analyst III

STAFF PRESENT VIA VIDEOCONFERENCE

Christina Day, Director of Planning
Linette Magaña, Administrative Support Supervisor

FREESE AND NICHOLS CONSULTANTS PRESENT

Dan Sefko, Project Lead
Colton Wayman, Planner

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-quarter ~~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:
 - Multifamily, 2050 (Low): ~~57,300 (41%) 54,200 (39%)~~
 - Multifamily, 2050 (High): ~~57,300 (40%) 54,200 (38%)~~
 - Total Housing, 2050 (Low): ~~140,000 136,900~~
 - Multifamily, 2050 (High): ~~141,400 141,300~~
- Make the Executive Summary part of the Plan, and add a disclaimer:
 - **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.

 7-6-2021

Doug Shockey, Chair